

AMENDED

**CITY OF TULSA BOARD OF ADJUSTMENT
Regularly Scheduled Meeting
Tulsa City Council Chambers
175 East 2nd Street, 2nd Level
One Technology Center
Tuesday, September 12th, 2023, 1:00 PM**

Meeting No. 1323

If you wish to present or share any documents, written comments, or exhibits during the hearing, please **submit them by 9:00 a.m. the day of the hearing**. Remember to reference the case number and include your name and address.

Email: planning@cityoftulsa.org

Mail or In Person: City of Tulsa BOA, 175 E. 2nd St., Suite 480 Tulsa 74103

UNFINISHED BUSINESS

1. 23548 – Joseph I Hull, IV

Action Requested: Variance to increase the permitted size of Temporary Mobile Storage Units on a non-residential lot (Sec. 50.030-F.2.C)

Location: 35 E. 18th St. **(CD 4)**

2. 23550 – Cyntergy/ Linda Waytula

Action Requested: Variance to allow drive-through facilities to be located on the street-facing side of the property (Sec. 55.100-C.2)

Location: NE/c of S. Braden Ave. and E. 51st Street S. **(CD 5)**

3. 23560 – Ignacio Becerra

Action Requested: Special Exception to permit a carport in the street setback and yard with modifications to the allowable height, width, and setback requirements (Sec. 90.090-C1)

Location: 6747 E Independence Pl. N. **(CD 3)**

NEW APPLICATIONS

4. 23564 – Pat White

Action Requested: Special Exception to extend an exterior building wall with a non-conforming setback (Sec. 80.030-D).

Location: 3732 S. Utica Ave **(CD 9)**

5. 23565 – Ryan Strode

Action Requested: Variance to allow the floor area of detached accessory buildings to exceed 500 square feet and 40% of the floor area of the principal residential structure (Section 45.030-A, 45.031-D.6); Variance to allow a Detached Accessory Building to exceed one story or 18-feet in height and to exceed 10-feet in height to the top of the top plate in the rear setback (Section 90.090-C2).

Location: 1619 S. Gary Ave E **(CD 4)**

6. 23566 – Tom Neal

Action Requested: Variance to allow a Detached Accessory Building/ Dwelling Unit to exceed one story or 18-feet in height and to exceed 10-feet in height to the top of the top plate in the rear setback (Section 90.090-C2); Special Exception to allow an Accessory Dwelling Unit in an RS-2 District (45.031-D)

Location: 2142 E. 25th Pl. **(CD 4)**

7. 23567 – Walter Moore, Image Builders

Action Requested: Special Exception to permit a Dynamic Display sign in an Residential District containing a School Use (Sec. 60.050-B.2.c); Special Exception to permit a dynamic display sign within 200-feet of Residentially Zoned Lots (Sec. 60.100-F)

Location: 1789 W. Seminole St. N. **(CD 1)**

8. 23568 – City of Tulsa

Action Requested: Variance to permit a wall and parking spaces inside the Right-of-Way (Sec. 90.090-A)

Location: 440 S. Houston Ave. **(CD 4)**

9. 23569 – Mark Capron

Action Requested: Variance to allow drive-through facilities to be located on the street-facing side of the property (Sec. 55.100-C.2)

Location: SE/c of 21st St. S. and S. Vandalia **(CD 4)**

10. 23570 – Joel Collins

Action Requested: Variance to allow the floor area of detached accessory buildings to exceed 500 square feet and 40% of the floor area of the principal residential structure (Section 45.030-A,)

Location: 1616 S Florence Ave. **(CD 4)**

OTHER BUSINESS

11. BOA-23562- Lou Reynolds

Action Requested: Reconsideration of a Special Exception to permit a Freestanding Monopole Communications Tower in the AG District (Sec. 25.020-, Table 25-2) and to reduce the required setback of the Tower from an adjoining AG zoned lot (Sec. 40.420-E.6.a) **Location:** 11211 S. Yale Ave. **(CD 8)**

12. BOA-23537- Lou Reynolds

Action Requested: Reconsideration of a Special Exception to permit a Library in the RS-3 District (Table 5.020, Table 5-2, Table 5-2.5); and a Variance to reduce the required 25-foot street setback in the RS-3 District (Sec. 5.030-A, Table 5-3) **Location:** 1110 E. 45th Pl. S. **(CD 9)**

NEW BUSINESS

BOARD MEMBER COMMENTS

ADJOURNMENT

Website: tulsaplanning.org **E-mail:** planning@cityoftulsa.org

CD = Council District

NOTE: If you require special accommodation pursuant to the Americans with Disabilities Act, please notify Tulsa Planning Office at 918-596-7526. Exhibits, Petitions, Pictures, etc., presented to the Board of Adjustment may be received and deposited in case files to be maintained by the Tulsa Planning Office at Tulsa City Hall. All electronic devices must be silenced.



CITY OF Tulsa

Board of Adjustment

Case Number: BOA-23548

Hearing Date: 09/12/2023 (Cont. from
08/22/23)

Case Report Prepared by:

Austin Chapman

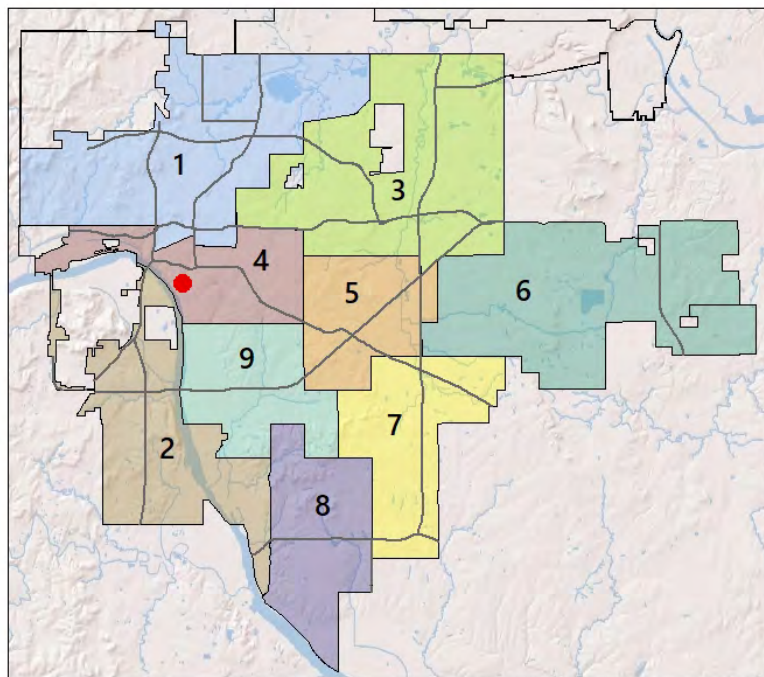
Owner and Applicant Information:

Applicant: Joseph L. Hull IV

Property Owner: Boston Avenue Realty LLC

Action Requested: Variance to increase the permitted size of Temporary Mobile Storage Units on a non-residential lot(Sec. 50.030-F.2.C)

Location Map:



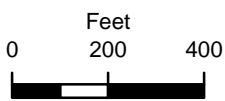
Additional Information:

Present Use: Parking Lot

Tract Size: 0.15 acres

Location: 35 E. 18 St. S.

Present Zoning: CH



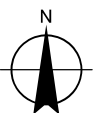
Subject
Tract

BOA-23548

19-12 12

Note: Graphic overlays may not precisely
align with physical features on the ground.

Aerial Photo Date: 2023



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Feet



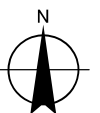
Subject
Tract

BOA-23548

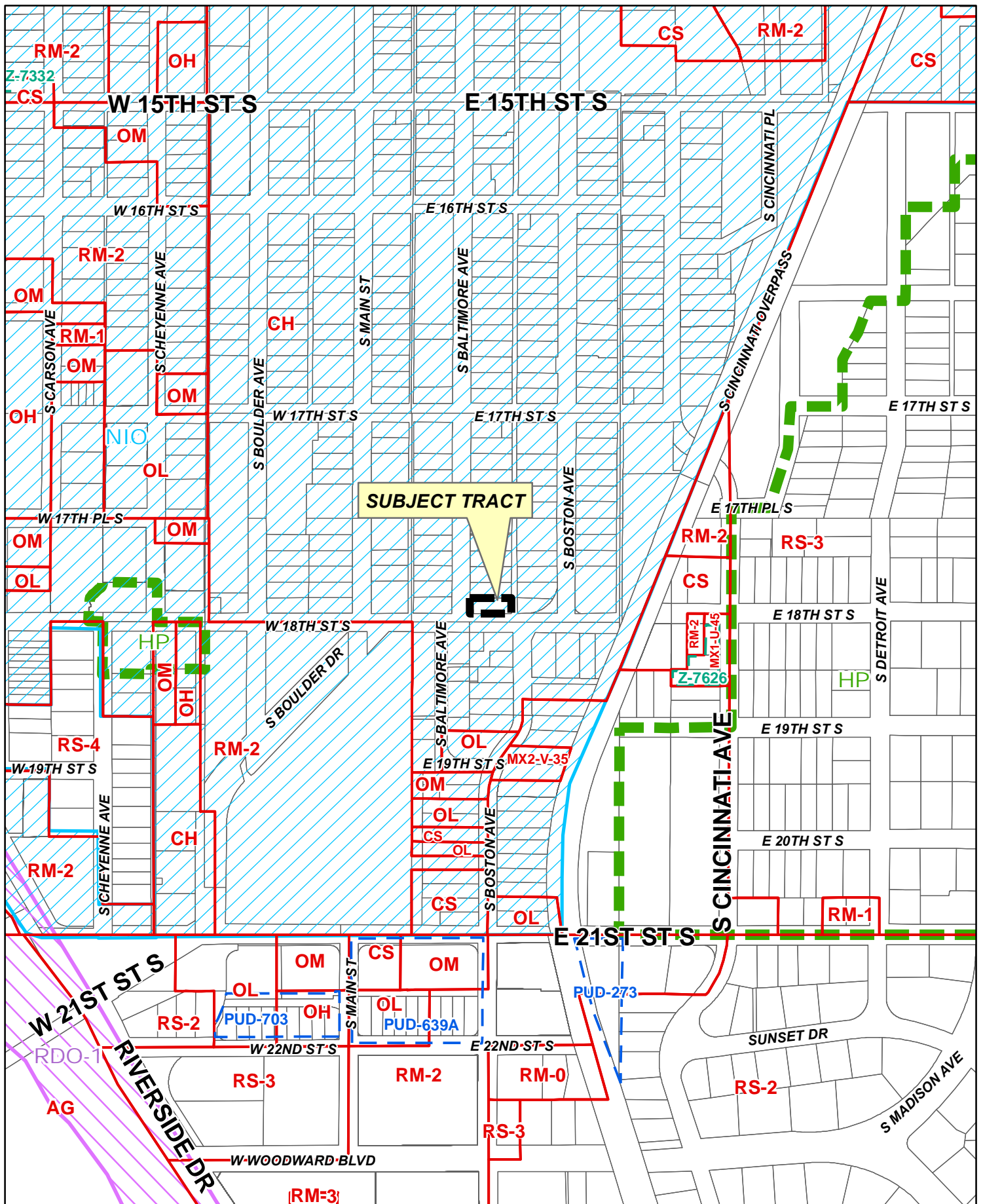
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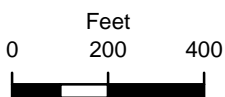
Aerial Photo Date: 2023



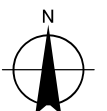
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BOA-23548



19-12 12



1.4

BOARD OF ADJUSTMENT CASE REPORT

STR: 9212

Case Number: BOA-23548

CD: 4

HEARING DATE: 09/12/2023 (Cont. from 08/22/23)

APPLICANT: Joseph L. Hull IV

ACTION REQUESTED: Variance to increase the permitted size of Temporary Mobile Storage Units on a non-residential lot(Sec. 50.030-F.2.C)

LOCATION: 35 E 18 ST S

ZONED: CH

PRESENT USE: Parking Lot

TRACT SIZE: 6499.18 SQ FT

LEGAL DESCRIPTION: LT 7 BK 2, STUTSMAN ADDN CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

RELEVANT PREVIOUS ACTIONS: None.

RELATIONSHIP TO THE COMPREHENSIVE PLAN: The Tulsa Comprehensive Plan identifies the subject property as part of a "Multiple Use" Land Use designation.

Multiple Use areas are "Mostly Commercial or Retail Uses" which include restaurants, shops, services, and smaller format employment uses. This land use designation is most common in areas of the city from earlier development patterns, with Local Centers being more commonplace in newer parts of the city. For single properties that are commercial but surrounded by Neighborhood, Multiple Use is the preferred designation.

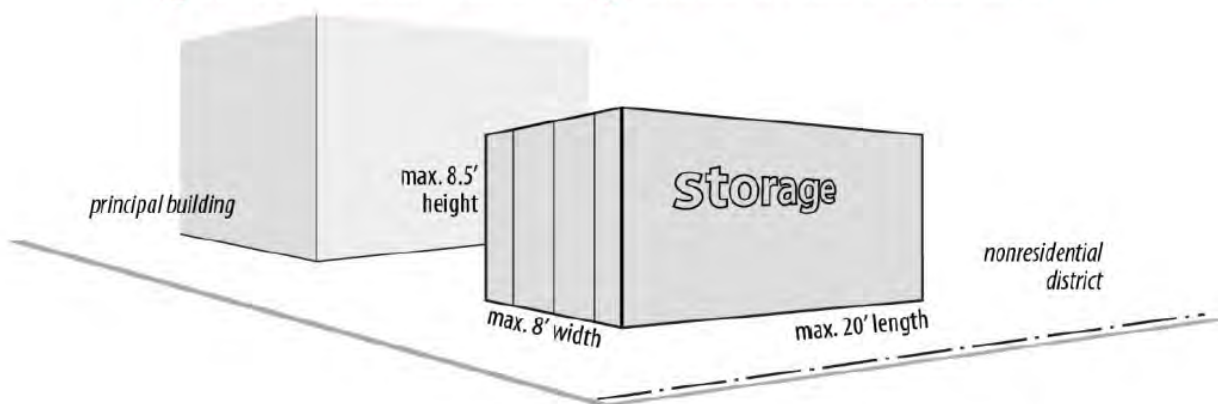
STATEMENT OF HARDSHIP:

Applicant has provided a separate exhibit included in you packet describing their hardship.

STAFF ANALYSIS: The applicant is requesting a Variance to increase the permitted size of Temporary Mobile Storage Units on a non-residential lot(Sec. 50.030-F.2.C):

- c.** Temporary mobile storage units may not exceed 20 feet in length, 8 feet in width, and 8.5 feet in height. See [Figure 50-2](#).

Figure 50-2: Maximum Mobile Storage Unit Size in Nonresidential Districts



The applicant is requesting permission to allow 2 storage units that are both 8-feet wide and 40-feet long.

Facts staff finds favorable for variance request:

- None.

Facts Staff find unfavorable for the variance request:

- The property would be allowed 3 storage units at a size of 20-feet x 8-feet by right. The applicant has not provided reasons why that would not be adequate toward the needs of the property owner.

SAMPLE MOTION: Move to _____ (approve/deny) a Variance to increase the permitted size of Temporary Mobile Storage Units on a non-residential lot (Sec. 50.030-F.2.C)

- Finding the hardship(s) to be _____.
- Per the Conceptual Plan(s) shown on page(s) _____ of the agenda packet.
- Subject to the following conditions _____.

In granting the **Variance** the Board finds that the following facts, favorable to the property owner, have been established:

- a. That the physical surroundings, shape, or topographical conditions of the subject property would result in unnecessary hardships or practical difficulties for the property owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;*
- b. That literal enforcement of the subject zoning code provision is not necessary to achieve the provision's intended purpose;*
- c. That the conditions leading to the need of the requested variance are unique to the subject property and not applicable, generally, to other property within the same zoning classification;*
- d. That the alleged practical difficulty or unnecessary hardship was not created or self-imposed by the current property owner;*
- e. That the variance to be granted is the minimum variance that will afford relief;*
- f. That the variance to be granted will not alter the essential character of the neighborhood in which the subject property is located, nor substantially or permanently impair use or development of adjacent property; and*
- g. That the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of this zoning code or the comprehensive plan."*

Permit Number: TMH-148583-2023

[Report](#) | [History](#) | [Table](#) | [Home](#) | [Map](#) | [Menu](#)

Type:	Manufactured/Mobile Temp Use: Commercial	Status:	In Review	Project Name:	
IVR Number:	249396	Applied Date:	05/10/2023	Issue Date:	
District:	Council District 4	Assigned To:		Expire Date:	
Finalized Date:					
Description:	40' shipping container will be used for temporary storage and office space for adjacent food truck business.				

Temporary Use Review

Submitted Status	Received Date	Due Date	Completed Date
Requires Re-submit	05/15/2023	06/28/2023	06/02/2023

❗ Planning/Zoning • Requires Re-submit • Bush Jeff • Completed : 05/25/2023

Due Date	Completed Date
06/28/2023	05/25/2023

Comment

Exceeds length. Marked plan 5/25/23

HARDSHIPS

In Feb 2022, the largest unit within the shopping center (1738 S Boston Ave) was destroyed in a fire. Proposed variance will allow for the efficient construction process that will significantly expand the shopping center's gross area leading to substantial increases in annual gross taxable revenues. The expansion of the gross area is a requirement for the feasibility of the project due to the current market and cost of construction conditions.

The adjacent shopping center will be undergoing a \$5.9MM re-development beginning in July 2023, with material procurement beginning immediately requiring storage. . Applicant is the owner of the surrounding and adjacent shopping center properties at 1734,1738,1740,1742 S Boston, 1735-1739 S Baltimore, and 39 E 18th, and as such has no objection to the variance(s) sought.

In January 2023 applicant/owner/developer demolished the derelict improvements atop the subject real estate at 35 E 18th St., with the purpose that the lot be used as a construction staging and storage site, in preparation for adjacent shopping center re-development project.

The proposed variance(s) in 50.030-f.2c (a-g) will allow for the temporary use of 35 E 18th for construction staging and storage during the 9-14 month construction period. The primary purpose of the proposed variances sought by applicant would to allow for the temporary use of (2) 40' shipping containers, to be situated at the NE corner of 6,500 SF asphalt parking lot at 35 East 18th Street. The 40' containers will be occupied within footprint left by the former 35 E

18th building, at the North and East perimeter walls. Approval of the proposed variance will help applicant surmount practical difficulties related to the volume and size requirements of the construction materials that will need to be stored in close proximity to the construction site.

1. That the physical surroundings, shape, or topographic conditions of the subject property would result in unnecessary hardships or practical difficulties for the property owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;

The physical surroundings of the subject 35 East 18th Street lot make it a part of an assemblage of properties that compose the 18th and Boston Ave shopping center, and is the only lot suitable for the dual use of construction storage and close proximity storage for operating restaurants that will be effected during new construction and shopping center renovation.

2. That the literal enforcement of the subject zoning code provision is not necessary to achieve the provision's intended purpose;

The intended purpose of 50.030-f.2c (a-g) collectively is to limit the size and term of use of temporary manufactured storage buildings in residential and commercial zones. The subject property is CH zoned, and is located in a historic business district that is undergoing historic levels of investment and re-development. The variance would allow for the proper storage of several large construction components within close proximity to the construction site, which can be achieved without the need for enforcement of the stated provisions.

3. That the conditions leading to the need of the requested variance are unique to the subject property and not applicable, generally, to other property within the same zoning classification;

The mixed purpose of the variance(s) requested are 2-fold, 1) to act as storage for contractors during construction on adjacent 1738 S Boston Ave lot, 2) to act as storage for the operating businesses that will be effected by shopping center construction and renovations, which is a unique when compared to existing completed properties within the same zoning classification.

4. That the alleged practical difficulty or unnecessary hardship was not created or self-imposed by the current property owner;

The hardship was not intentionally created by owner.

5. That the variance to be granted is the minimum variance that will afford relief;

Affirmed.

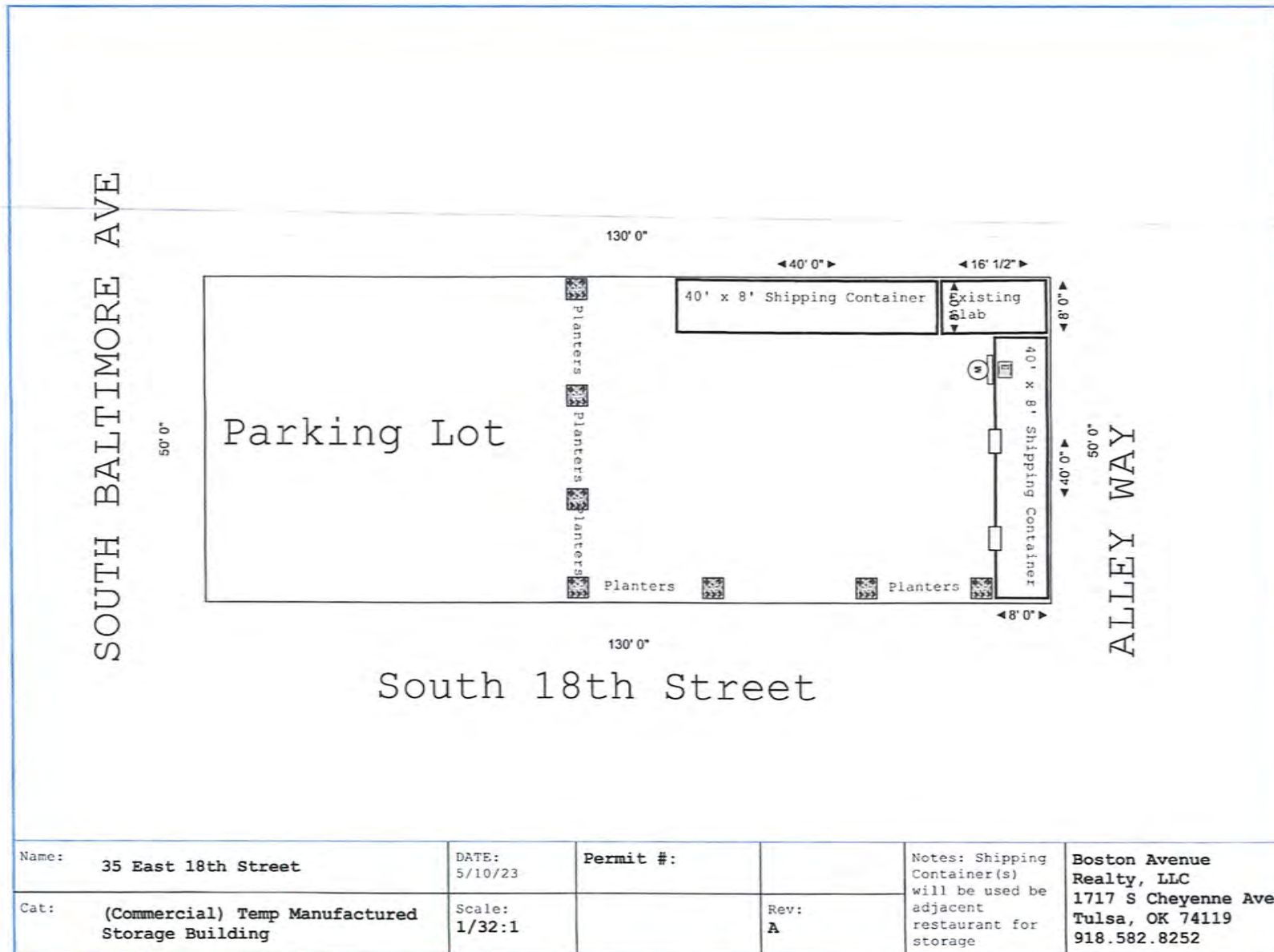
6. That the variance to be granted will not alter the essential character of the neighborhood in which the subject property is located, nor substantially or permanently impair use or development of adjacent property;
and

Affirmed. The temporary variance to be granted will only serve to facilitate the restoration of the essential character of adjacent historic fire ravaged property while enabling the efficient

operation of the existing businesses during the re-development of the shopping center as a whole.

7. That the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of this zoning code or the comprehensive plan.

Affirmed.



Markups

Text	Added By	Page
50.030-F.2.a- Temporary mobile storage units are permitted for a period not to exceed a total of 90 days within any calendar year unless a valid building or construction permit is in place for the subject property, in which case the temporary mobile storage unit may remain in place for a maximum of 180 days or until the permit expires, whichever occurs first. If the principal building on the subject lot has been damaged by natural disaster act of God, the development administrator is authorized to grant time extensions of otherwise applicable temporary mobile storage unit time limits. Review Comment: Temporary mobile storage unit not to exceed 180 days.	Jeffrey Bush	1
50.030-F.2.c. Temporary mobile storage units may not exceed 20 feet in length, 8 feet in width, and 8.5 feet in height. See Figure 50-2. Review Comment: Please submit plans indicating storage units no longer than 20' in length.	Jeffrey Bush	1

SITE GENERAL NOTES

1. REFERENCE TWO DURING THE 1970S: CONSIDER RESEARCH AND WORK WITH OTHERS.
2. FOR ARCHITECTURE RESEARCH, THE JOURNAL *ARCHITECTURAL RECORD* IS THE JOURNAL.

SITE PLAN LEGEND

00000000000000000000	PROPERTY TAX
00000000000000000000	POLARITY ADJ.
00000000000000000000	SIGNATURE CLASS

SOUTH BOSTON AVENUE

EAST 18TH STREET

35 E. 18TH
SUBJECT LOT

 SITE SECTION OF TAB. 42 ENTRY ROAD SW
 1:12 = 1:47 REF. A-208



From: [Joseph L. Hull, III](#)
To: [Chapman, Austin](#)
Cc: [Joseph Hull](#)
Subject: Application for Variance of Boston Avenue Realty, LLC set for hearing July 11, 1:00 PM
Date: Monday, July 10, 2023 4:56:47 PM

Mr. Chapman: Please be advised that the captioned application, which involves the placement of storage containers at 35 East 18th, needs to be continued to the next BOA meeting in August. The wind storm of June 18th, 2023, actually blew one of the containers strapped with chains to the top of the other one into one of the restaurants at 39 East 18th, resulting in the need to rethink the basis for the application.

Please note this request and advise if I still need to be present for the hearing tomorrow to seek this continuance, or if the request can be confirmed by a responsive email.

I will await your advice. Thanks

Joseph L. Hull, III



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CITY OF Tulsa

Board of Adjustment

Case Number: BOA-23550

Hearing Date: 09/12/2023 (Continued
from 08/22/2023)

Case Report Prepared by:

Austin Chapman

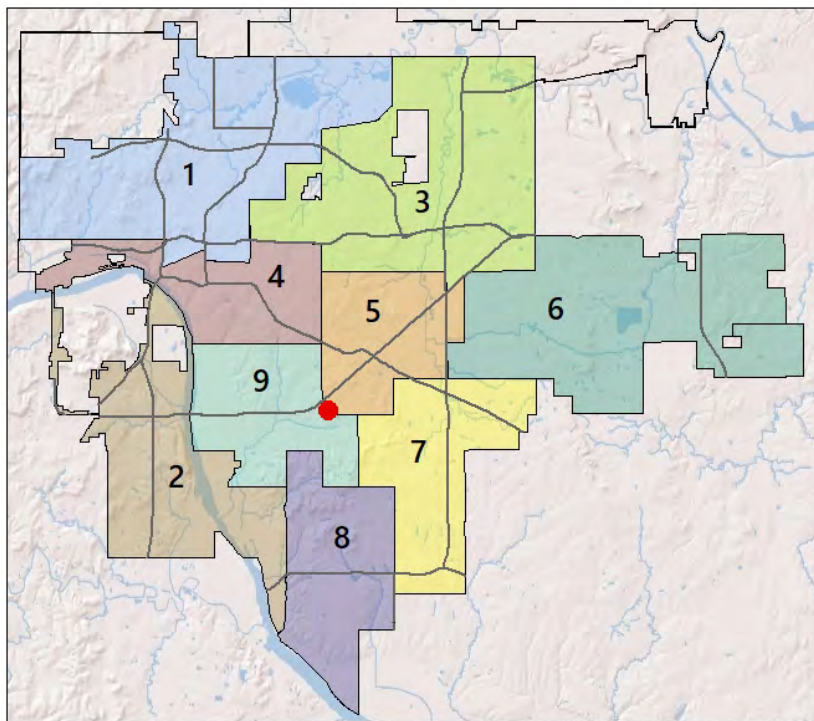
Owner and Applicant Information:

Applicant: Linda Waytula

Property Owner: Jeff McCoy

Action Requested: Variance to allow drive-through facilities to be located on the street-facing side of the property (Sec. 55.100-C.2)

Location Map:



Additional Information:

Present Use: Vacant lot

Tract Size: 1.1 acres

Location: 5115 E. 51 St.

Present Zoning: CS



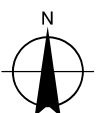
SUBJECT TRACT

BOA-23550

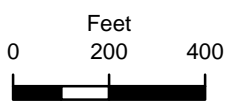
19-13 27

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2023



2.2



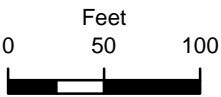
**Subject
Tract**



E 49TH ST S

S BRADEN AVE

E 51ST ST S



Subject
Tract

BOA-23550

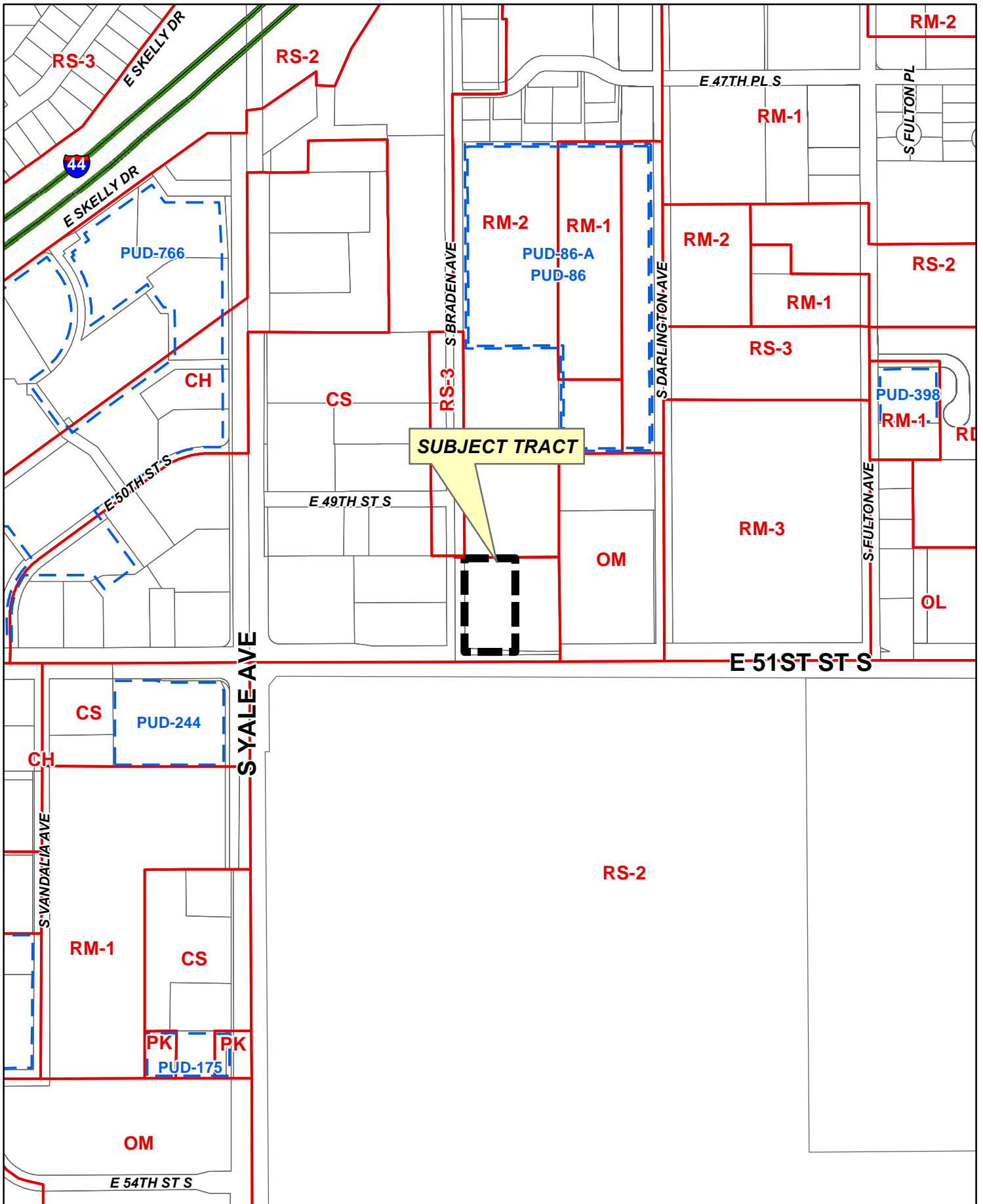
19-13 27

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2023

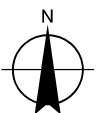
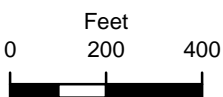


2.3



BOA-23550

19-13 27



BOARD OF ADJUSTMENT CASE REPORT

STR: 9327

Case Number: BOA-23550

CD: 5

HEARING DATE: 09/12/2023 (Continued from (08/22/2023))

APPLICANT: Linda Waytula

ACTION REQUESTED: Variance to allow drive-through facilities to be located on the street-facing side of the property (Sec. 55.100-C.2)

LOCATION: 5115 E. 51 St.

ZONED: CS

PRESENT USE: Vacant lot

TRACT SIZE: 47835.61 SQ FT

LEGAL DESCRIPTION: PRT LTS 17 & 18 BEG SWC LT 18 TH N22.41 SE19.60 SE216.56 E69.07 S7.42 W304.50 POB; LTS 17 & 18 LESS PRT BEG SWC LT 18 TH N22.41 SE19.60 SE216.56 E69.07 S7.42 W304.50 POB, CANFIELD SUB CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

RELEVANT PREVIOUS ACTIONS: None.

RELATIONSHIP TO THE COMPREHENSIVE PLAN: The Tulsa Comprehensive Plan identifies the subject property as part of a "Neighborhood" Land Use designation.

Neighborhoods are "Mostly Residential Uses" which includes detached, missing middle, and multi-dwelling unit housing types. Churches, schools, and other low-intensity uses that support residents' daily needs are often acceptable, particularly for properties abutting Multiple Use, Local Center, or Regional Center land use areas. Multi-dwelling unit housing that takes access off of an arterial is considered Multiple Use, Local Center, or Regional Center. If a multi-dwelling unit housing property takes access off of a lower-order street separated from the arterial, then it would be considered Neighborhood.

STATEMENT OF HARDSHIP: Please see attached exhibit.

STAFF ANALYSIS: The applicant is requesting a Variance to allow drive-through facilities to be located on the street-facing side of the property (Sec. 55.100-C.2)

55.100-C Location and Design

1. Stacking lanes must be located on the subject property. They may not be located within required driveways or drive aisles, parking spaces or loading areas and may not interfere with access to parking and ingress and egress from the street.
2. All areas associated with drive-through facilities, including drive-through signs, stacking lanes, trash receptacles, loudspeakers and service windows must be located to the rear or on the non-street-facing side of the property. Drive-through lanes must be set back at least 10 feet from abutting R- or AG-R- zoned lots, and a screening wall or fence must be provided along the common lot line in accordance with the F1 screening fence or wall standards of §65.070-C.

Applicant is proposing a drive through restaurant with lanes and windows facing Braden Ave.

Facts staff finds favorable for variance request:

- None.

Facts Staff find unfavorable for the variance request:

- The applicant has not provided any physical constraints on the property other than it being a corner lot.
- Property is currently vacant and it is unclear why a drive-through cannot be designed to meet code.
- As of the writing of this staff report the applicant has not provided any alternative to show what hardship would be created if the drive through were to meet the zoning code.

SAMPLE MOTION: Move to _____ (approve/deny) a Variance to allow drive-through facilities to be located on the street-facing side of the property (Sec. 55.100-C.2)

- Finding the hardship(s) to be_____.
- Per the Conceptual Plan(s) shown on page(s) _____ of the agenda packet.
- Subject to the following conditions _____.

In granting the **Variance** the Board finds that the following facts, favorable to the property owner, have been established:

- a. That the physical surroundings, shape, or topographical conditions of the subject property would result in unnecessary hardships or practical difficulties for the property owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;*
- b. That literal enforcement of the subject zoning code provision is not necessary to achieve the provision's intended purpose;*
- c. That the conditions leading to the need of the requested variance are unique to the subject property and not applicable, generally, to other property within the same zoning classification;*
- d. That the alleged practical difficulty or unnecessary hardship was not created or self-imposed by the current property owner;*
- e. That the variance to be granted is the minimum variance that will afford relief;*
- f. That the variance to be granted will not alter the essential character of the neighborhood in which the subject property is located, nor substantially or permanently impair use or development of adjacent property; and*
- g. That the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of this zoning code or the comprehensive plan."*

Statement of Hardship:

VARIANCES:

The applicant must prove a hardship to the Board. The Board of Adjustment is allowed to approve variances only after determining that the following conditions exist. Please describe how your request satisfies each of these conditions at the hearing. (You may include a separate page)

1. That the physical surroundings, shape, or topographic conditions of the subject property would result in unnecessary hardships or practical difficulties for the property owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;

The physical surroundings of our site creates a hardship and practical difficulties of laying out this site for the owner. The property is located with streets on the south and west sides of the property and a residential area to the north. This restricts being able to have a drive-thru and meet the full restrictions of Sec. 55.100-C of the Zoning Code.

2. That the literal enforcement of the subject zoning code provision is not necessary to achieve the provision's intended purpose;

Our proposed layout minimizes the impact of the existing surrounding area. We are proposing to place the quietest part of the drive-thru process to face S. Braden Ave (the pickup window) and the residential area to the north (cars idling). We feel this is a benefit to not have the order point or the pickup window facing the residential area.

3. That the conditions leading to the need of the requested variance are unique to the subject property and not applicable, generally, to other property within the same zoning classification;

See attached Exhibit A which contains a list of restaurants located within the City of Tulsa that are commercial properties that have a similar layout to what we are proposing that do not comply with Sec. 55.100-C of the Zoning Code.

4. That the alleged practical difficulty or unnecessary hardship was not created or self-imposed by the current property owner;

While working on splitting the lot, the buyer of the East side of the property determined they wanted to be on the East side leaving us with the West portion of the property.

5. That the variance to be granted is the minimum variance that will afford relief;

We have worked on multiple site layouts to try to get this site to work. All layouts don't comply due to the nature of a drive-thru flow requiring three sides of a building to be able to complete the process. The pick-up window faces a Residential Collector. What we are proposing keeps all of the drive-thru associated services from facing any Arterial streets.

6. That the variance to be granted will not alter the essential character of the neighborhood in which the subject property is located, nor substantially or permanently impair use or development of adjacent property;

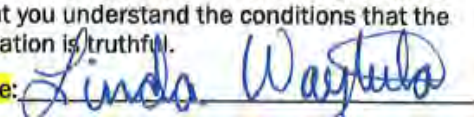
and

the adjacent properties to the east/west are currently zoned Commercial. We will not impair any streets due to this layout keeping all queueing internal to the site.

7. That the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of this zoning code or the comprehensive plan.

We feel the proposed solution is best for the public as well as the owner.

In granting a variance, the Board may make appropriate conditions or safeguards and may require a bond or other guarantee necessary to enforce compliance with the conditions. Please sign to acknowledge that you understand the conditions that the Board must find to grant your request and that the information included in this application is truthful.

Applicant Signature: 



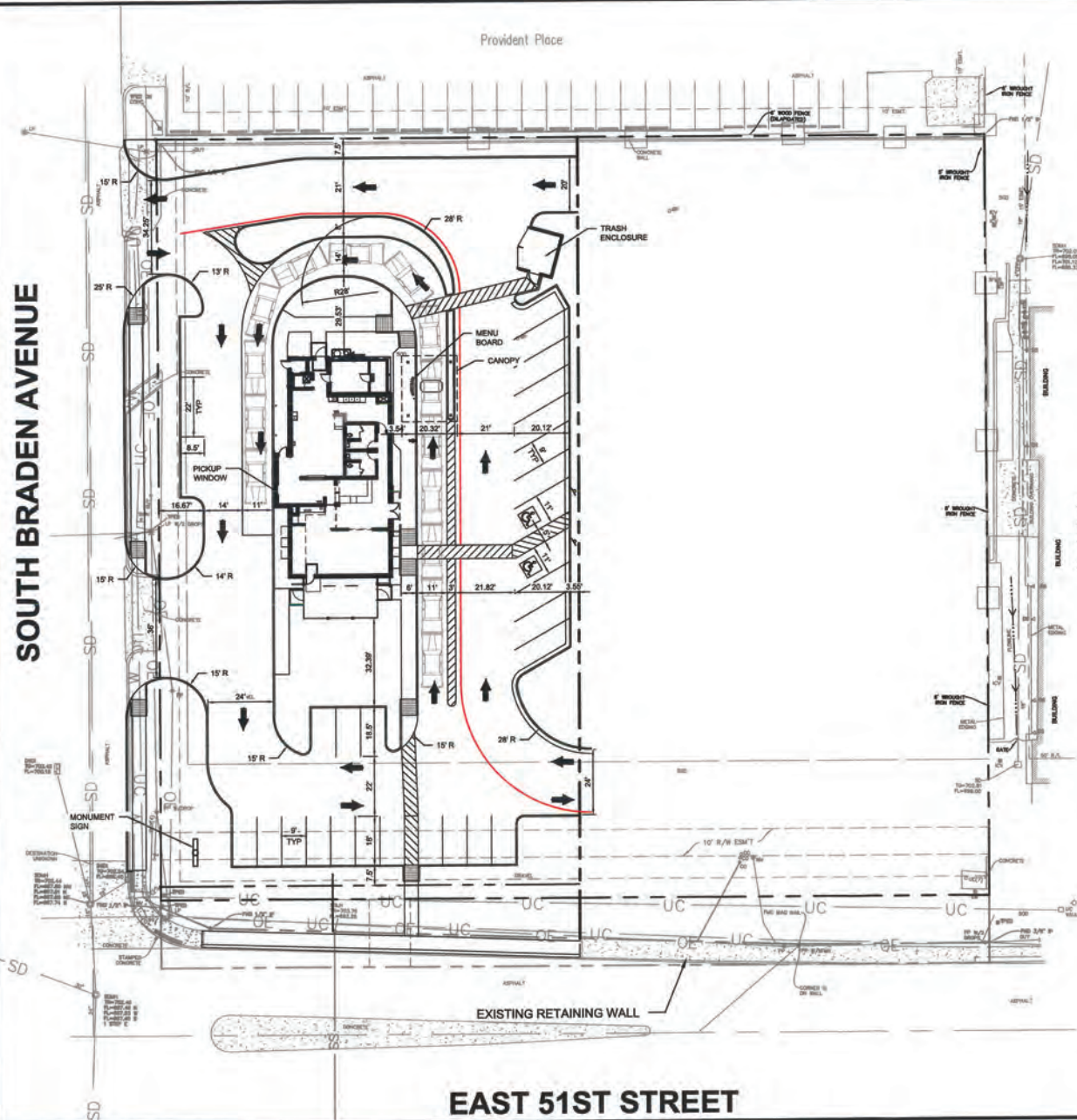
Facing North on Braden Ave.



Subject property

SOUTH BRADEN AVENUE

Provident Place



NOTE:

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- LANDSCAPING REQUIREMENTS
- SITE DETENTION REQUIREMENTS
- BUILDING SETBACKS AND EASEMENTS
- ACCESS REQUIREMENTS / RESTRICTIONS

PARCEL SIZES

OVERALL	85,269 S.F. (1.95± ACRES)
SLIM CHICKENS PARCEL	43,351 S.F. (0.99± ACRES)
REMAINDER	41,918 S.F. (0.96± ACRES)

PROTO

JOURNEY (2,194 NET S.F., 410 S.F. PATIO, 309 S.F. COOLER AREA)

PARKING COUNT

REQUIRED (8.5 SPACES / 1000 S.F.)
22 STANDARD SPACES INCLUDING 2 ADA SPACES
PROVIDED
29 SPACES INCLUDING 2 ADA

STACKING

REQUIRED
3 SPACES FROM MENU BOARD PER LANE
PROVIDED
5 SPACES FROM MENU BOARD PER LANE

CYNTERGY



SLIM CHICKENS

CONCEPTUAL SITE PLAN - OP 2h

1 TULSA, OK - 51st & YALE

SCALE: 1" = 40'-0"

05.18.2023

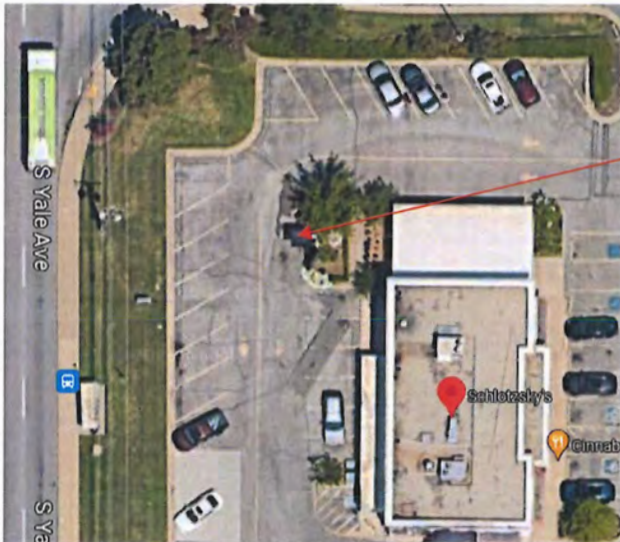
EXHIBIT A

1. Carl's Jr. - 4994 E. 41st St, Tulsa, OK 74135 (Drive-Thru window faces S. Darlington Ave)



Drive-Thru pick up window

2. Schlotzsky's - 4905 E. 41st St, Tulsa, OK 74135 (Order Point faces S. Yale Ave)



Menu board/order point

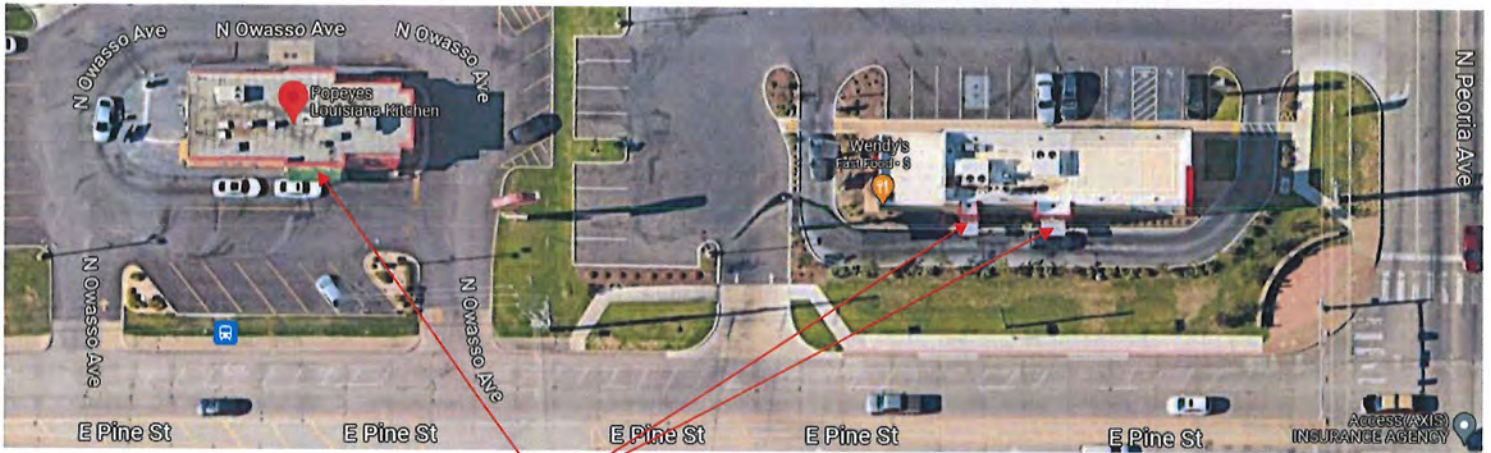
3. Wendy's - 2098 S Wheeling Ave, Tulsa, OK 74104 (Drive-Thru window faces S. Wheeling Ave)



Drive-Thru pick up window

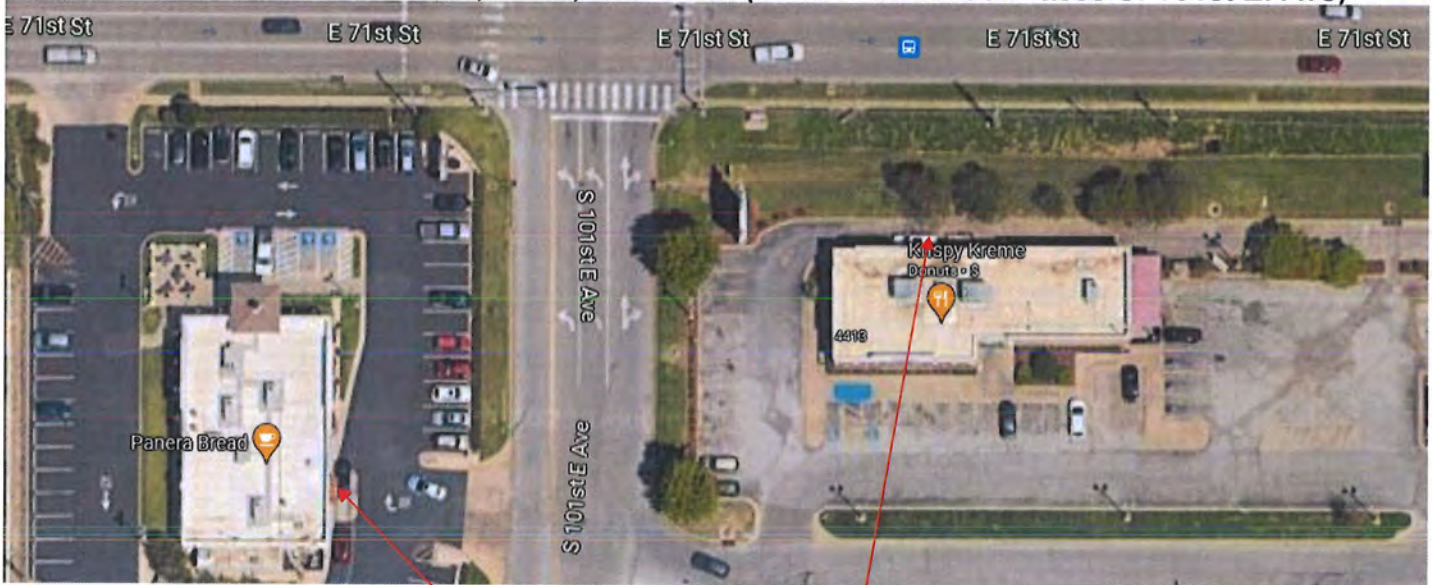
EXHIBIT A

4. Wendy's - 1209 E. Pine St., Tulsa, OK 74106 (Drive-Thru window faces E. Pine St)
5. Popeyes - 1117 E. Pine St., Tulsa, OK 74106 (Drive-Thru window faces E. Pine St)



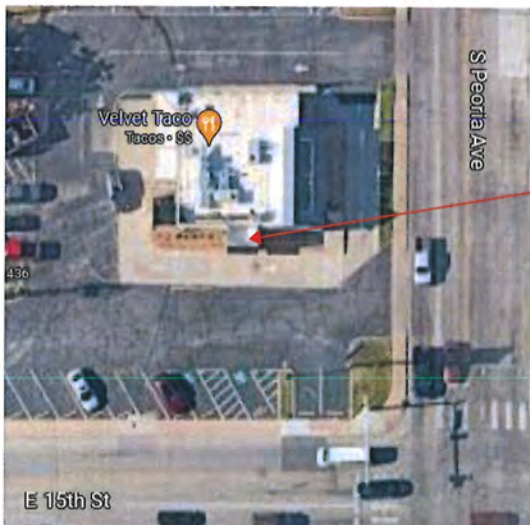
Drive-Thru pick up window

6. Krispy Kreme - 10128 E. 71st St., Tulsa, OK 74133 (Drive-Thru window faces E. 71st St)
7. Panera Bread - 10027 E. 71st St., Tulsa, OK 74133 (Drive-Thru window faces S. 101st E. Ave)



Drive-Thru pick up window

8. Velvet Taco - 144 S. Peoria Ave, Tulsa, OK 74120 (Drive-Thru window faces E. 15th Street)
9. McDonald's - 1216 E. 15th St, Tulsa, OK 74120 (Drive-Thru window faces S. Peoria Ave)



Drive-Thru pick up window

EXHIBIT A

10. Whataburger – 4888 E. 21st St., Tulsa, OK 74114 (Drive-Thru window faces E. 21st St and the Order Point faces S. Yale Ave)



Drive-Thru pick up window

Menu board/order point

11. McDonald's - 7010 S Zurich Ave, Tulsa, OK 74136 (Drive-Thru window faces S. Yale Ave and the Order Points face S. Zurich Ave)



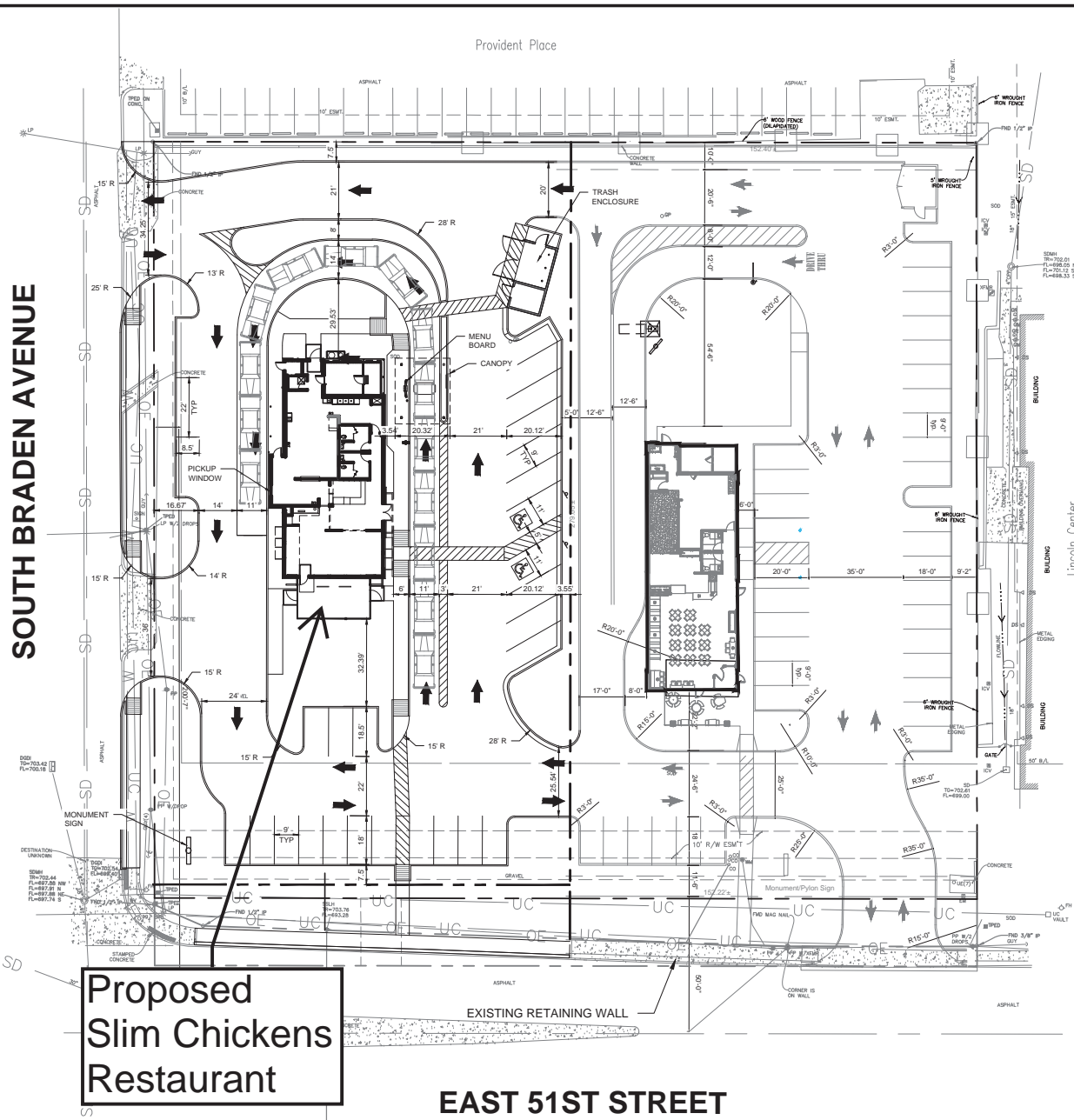
Menu board/order points

Drive-Thru pick up window

12. Chick-fil-A - 7129 S Olympia Ave, Tulsa, OK 74132 (Order Point faces Tulsa Hills Drive)
13. Arby's - 7117 S Olympia Ave, Tulsa, OK 74132 (Order Point faces W. 71st St. S.)
14. McDonald's - 8952 S Memorial Dr, Tulsa, OK 74133 (Drive-Thru window faces E. 71st St.)
15. Freddy's Frozen Custard - 10305 S Memorial Dr, Tulsa, OK 74133 (Drive-Thru window faces E. 103rd St. and the Order Point faces S. 82nd E. Ave)
16. Burger King - 3242 E. 11th St., Tulsa, OK 74104 (Drive-Thru window faces S. Harvard Ave)

SOUTH BRADEN AVENUE

Provident Place



NOTE:

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- ACCESS REQUIREMENTS / RESTRICTIONS

PARCEL SIZES

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REMAINDER	41,918 S.F. (0.96± ACRES)

PROTO

JOURNEY (2,194 NET S.F., 410 S.F. PATIO, 309 S.F. COOLER AREA)

PARKING COUNT

REQUIRED (8.5 SPACES / 1000 S.F.)
22 STANDARD SPACES INCLUDING 2 ADA SPACES
PROVIDED
28 SPACES INCLUDING 2 ADA

STACKING

REQUIRED
3 SPACES FROM MENU BOARD PER LANE
PROVIDED
5 SPACES FROM MENU BOARD PER LANE

CYNERGY



CONCEPTUAL SITE PLAN - OP 2h

1 TULSA, OK - 51st & YALE

SCALE: 1" = 40'-0"

07.10.2023



JULY 10, 2023

SLIM CHICKENS | TULSA | EXTERIOR RENDERINGS



JULY 10, 2023

SLIM CHICKENS | TULSA | EXTERIOR RENDERINGS



JULY 10, 2023

SLIM CHICKENS | TULSA | EXTERIOR RENDERINGS



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Drive-Thru pick up window

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Menu board/order point

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Drive-Thru pick up window

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5. Popeyes - 1117 E. Pine St., Tulsa, OK 74106 (Drive-Thru window faces E. Pine St)



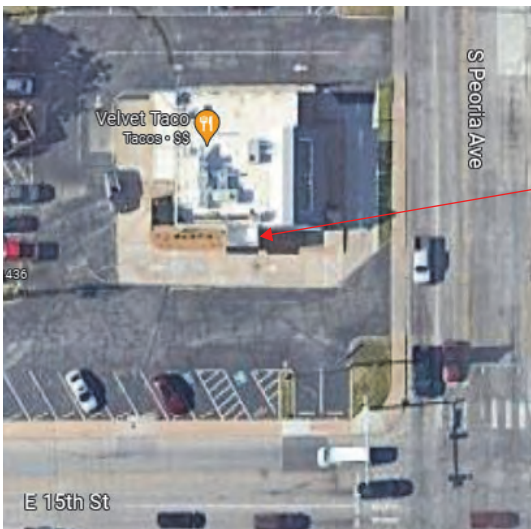
Drive-Thru pick up window

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Drive-Thru pick up window

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Drive-Thru pick up window

Menu board/order point

11. McDonald's - 7010 S Zurich Ave, Tulsa, OK 74136 (Drive-Thru window faces S. Yale Ave and the Order Points face S. Zurich Ave)



Menu board/order points

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 16. Burger King - 3242 E. 11th St., Tulsa, OK 74104 (Drive-Thru window faces S. Harvard Ave)

SOUTH BRADEN AVENUE

EAST 51ST STREET

PROTO
B1 (L)

PARCEL SIZES

OVERALL	84,542 (1.94 ACRES)
SLIM CHICKENS PARCEL	55,041 S.F. (1.26 ACRES)
REMAINDER	29,501 S.F. (0.68 ACRES)

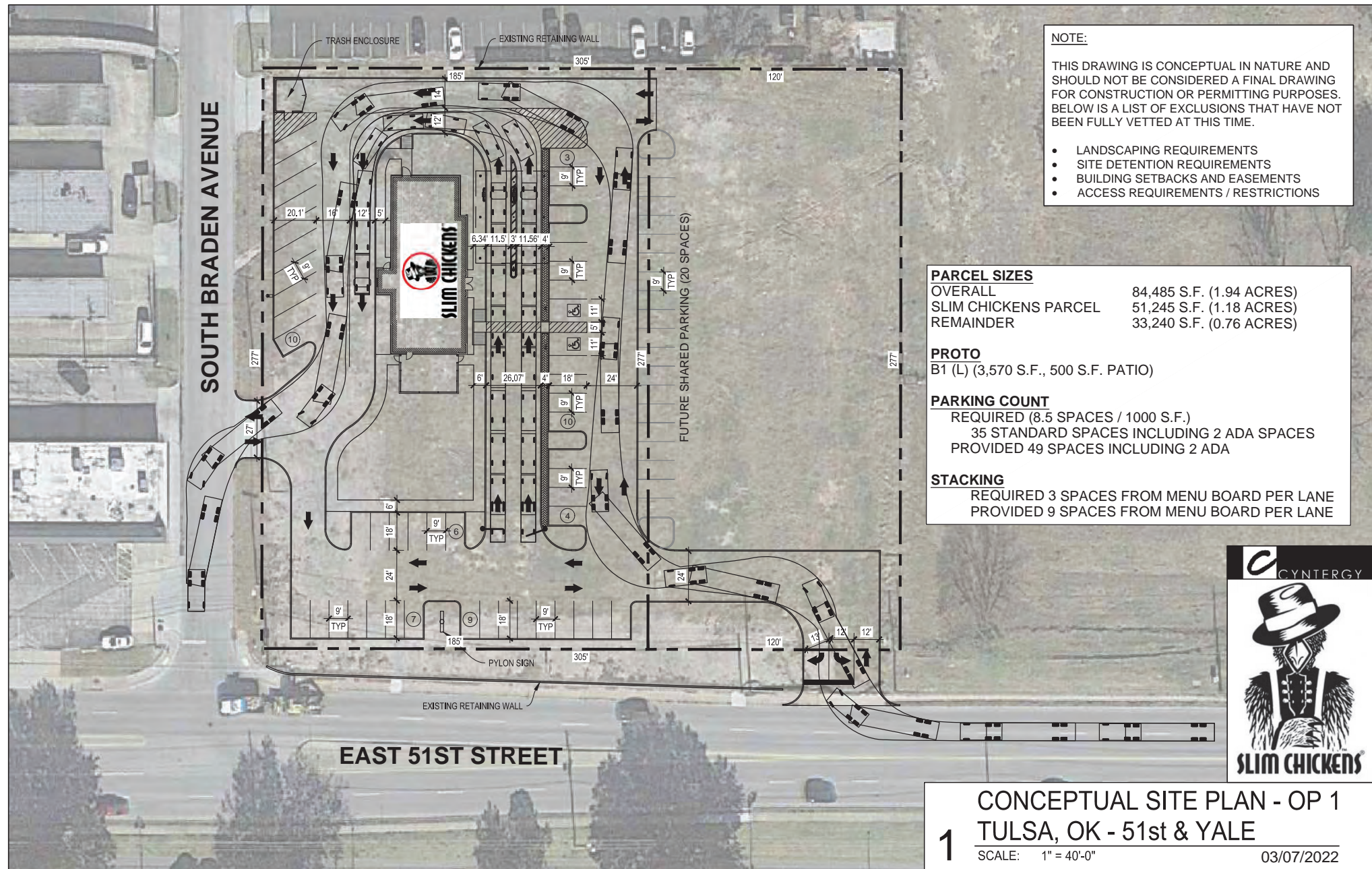


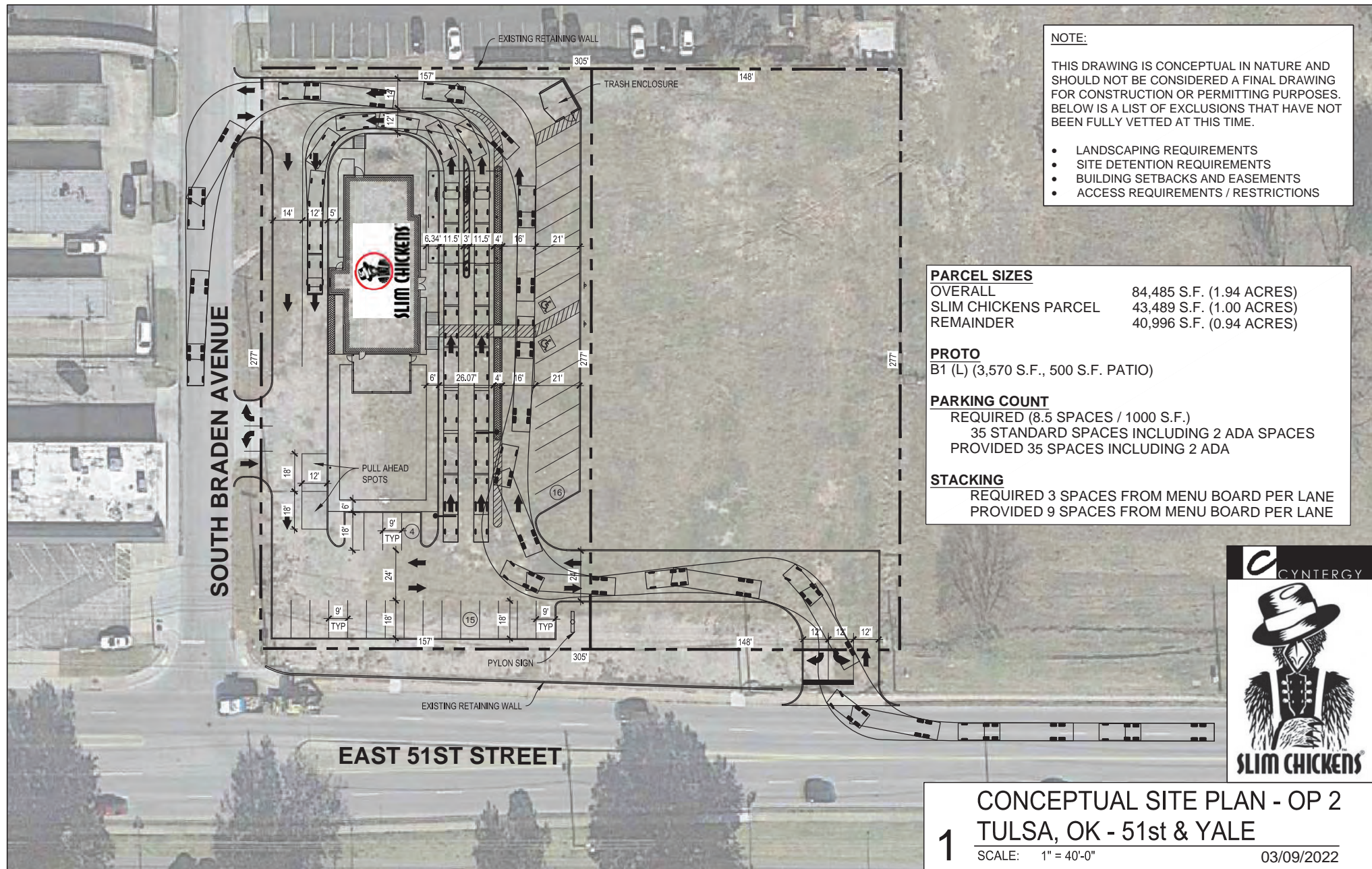
CONCEPTUAL SITE PLAN - OP 1
TULSA, OK - 51st & YALE

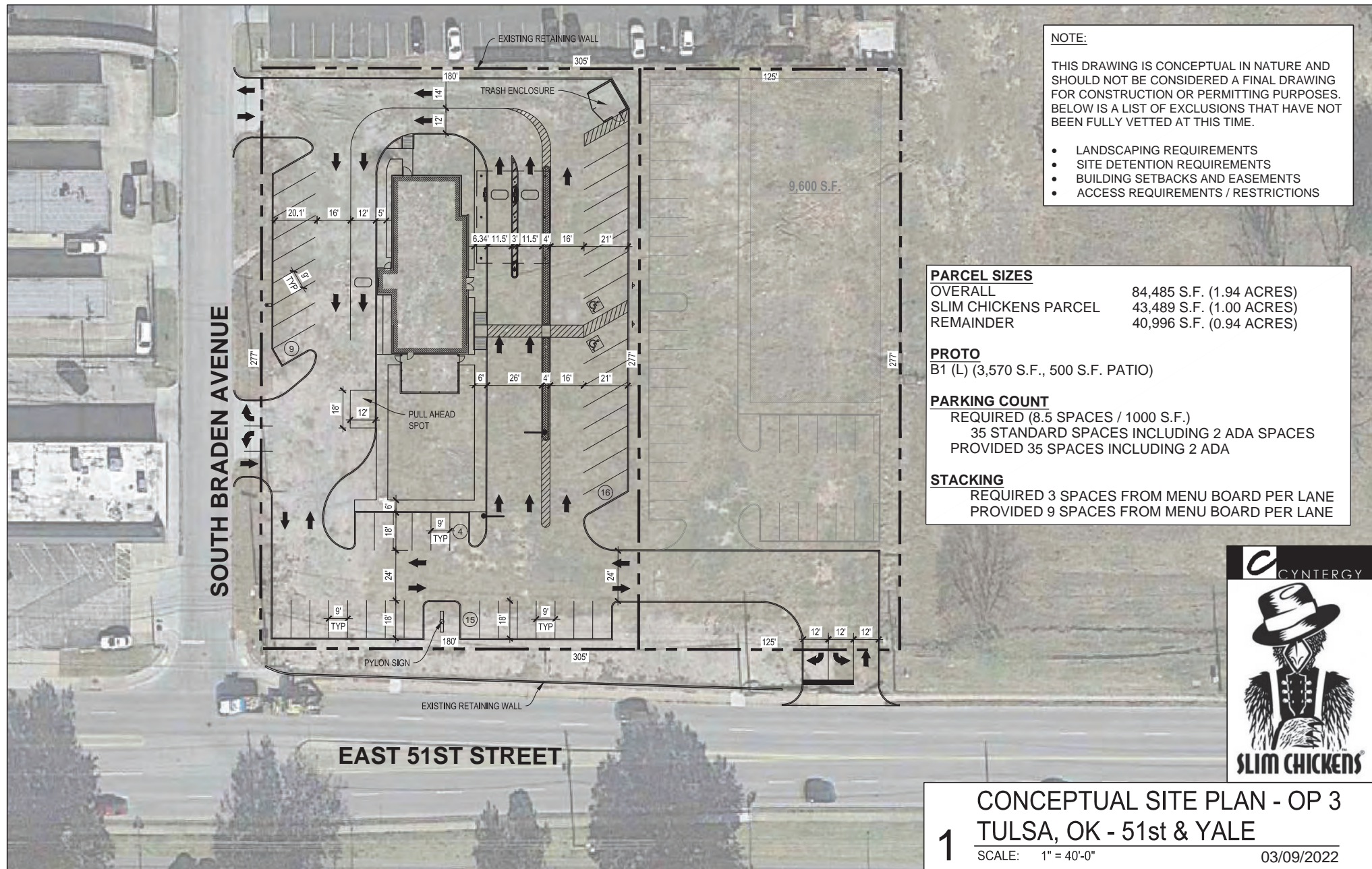
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SCALE: 1" = 40'-0"

03/03/2022







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- BUILDING SETBACKS AND EASEMENTS
- ACCESS REQUIREMENTS / RESTRICTIONS

PARCEL SIZES

OVERALL	84,485 S.F. (1.94 ACRES)
SLIM CHICKENS PARCEL	43,489 S.F. (1.00 ACRES)
REMAINDER	40,996 S.F. (0.94 ACRES)

PROTO

B1 (L) (3,570 S.F., 500 S.F. PATIO)

PARKING COUNT

REQUIRED (8.5 SPACES / 1000 S.F.)

35 STANDARD SPACES INCLUDING 2 ADA SPACES

PROVIDED 35 SPACES INCLUDING 2 ADA

STACKING

REQUIRED 3 SPACES FROM MENU BOARD PER LANE

PROVIDED 9 SPACES FROM MENU BOARD PER LANE



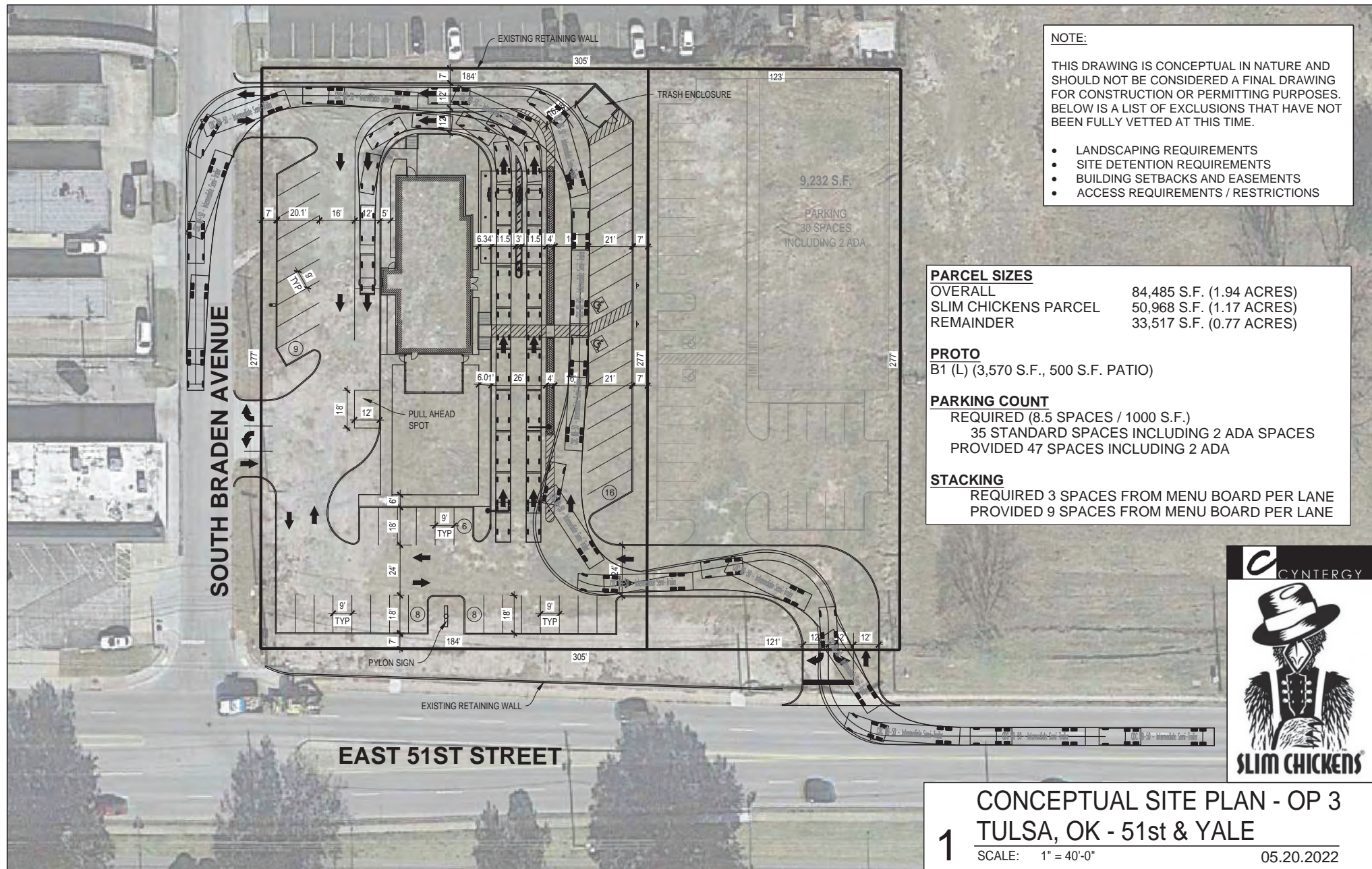
CONCEPTUAL SITE PLAN - OP 3

TULSA, OK - 51st & YALE

1

SCALE: 1" = 40'-0"

03/09/2022



NOTE:

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- LANDSCAPING REQUIREMENTS
- SITE DETENTION REQUIREMENTS
- BUILDING SETBACKS AND EASEMENTS
- ACCESS REQUIREMENTS / RESTRICTIONS

PARCEL SIZES

OVERALL	84,485 S.F. (1.94 ACRES)
SLIM CHICKENS PARCEL	50,968 S.F. (1.17 ACRES)
REMAINDER	33,517 S.F. (0.77 ACRES)

PROTO

B1 (L) (3,570 S.F., 500 S.F. PATIO)

PARKING COUNT

REQUIRED (8.5 SPACES / 1000 S.F.)
35 STANDARD SPACES INCLUDING 2 ADA SPACES
PROVIDED 47 SPACES INCLUDING 2 ADA

STACKING

REQUIRED 3 SPACES FROM MENU BOARD PER LANE
PROVIDED 9 SPACES FROM MENU BOARD PER LANE

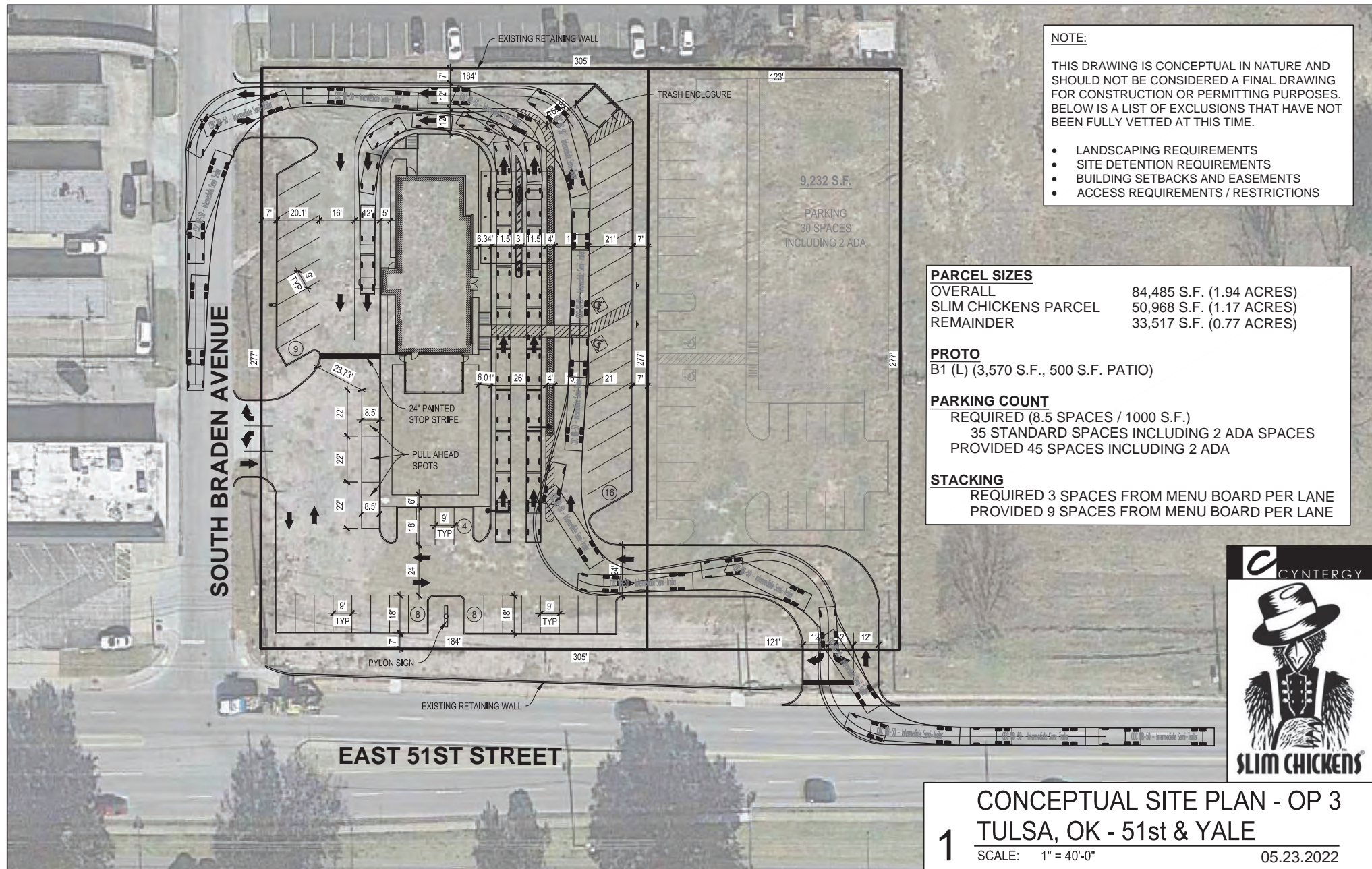


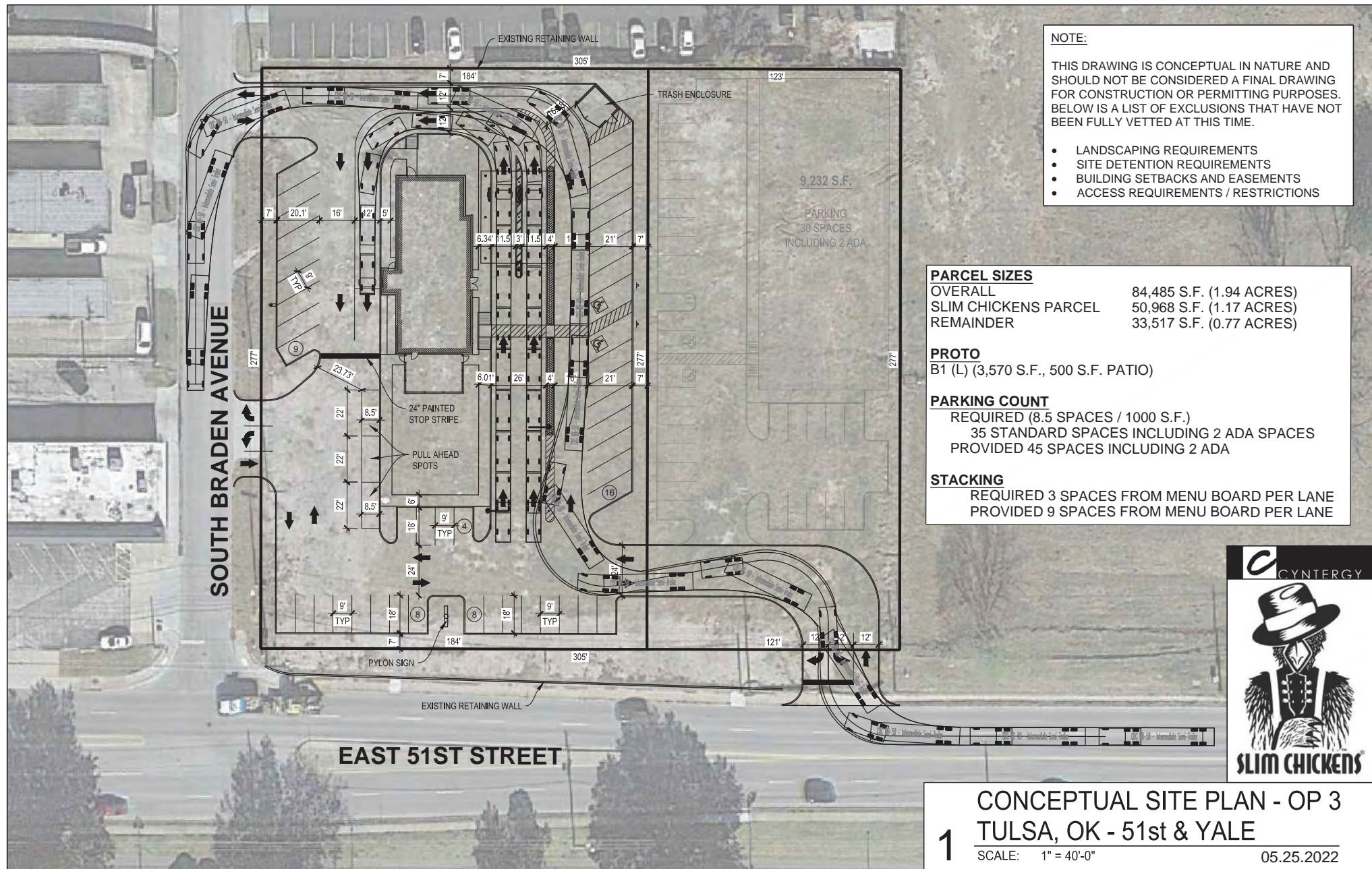
CONCEPTUAL SITE PLAN - OP 3
TULSA, OK - 51st & YALE

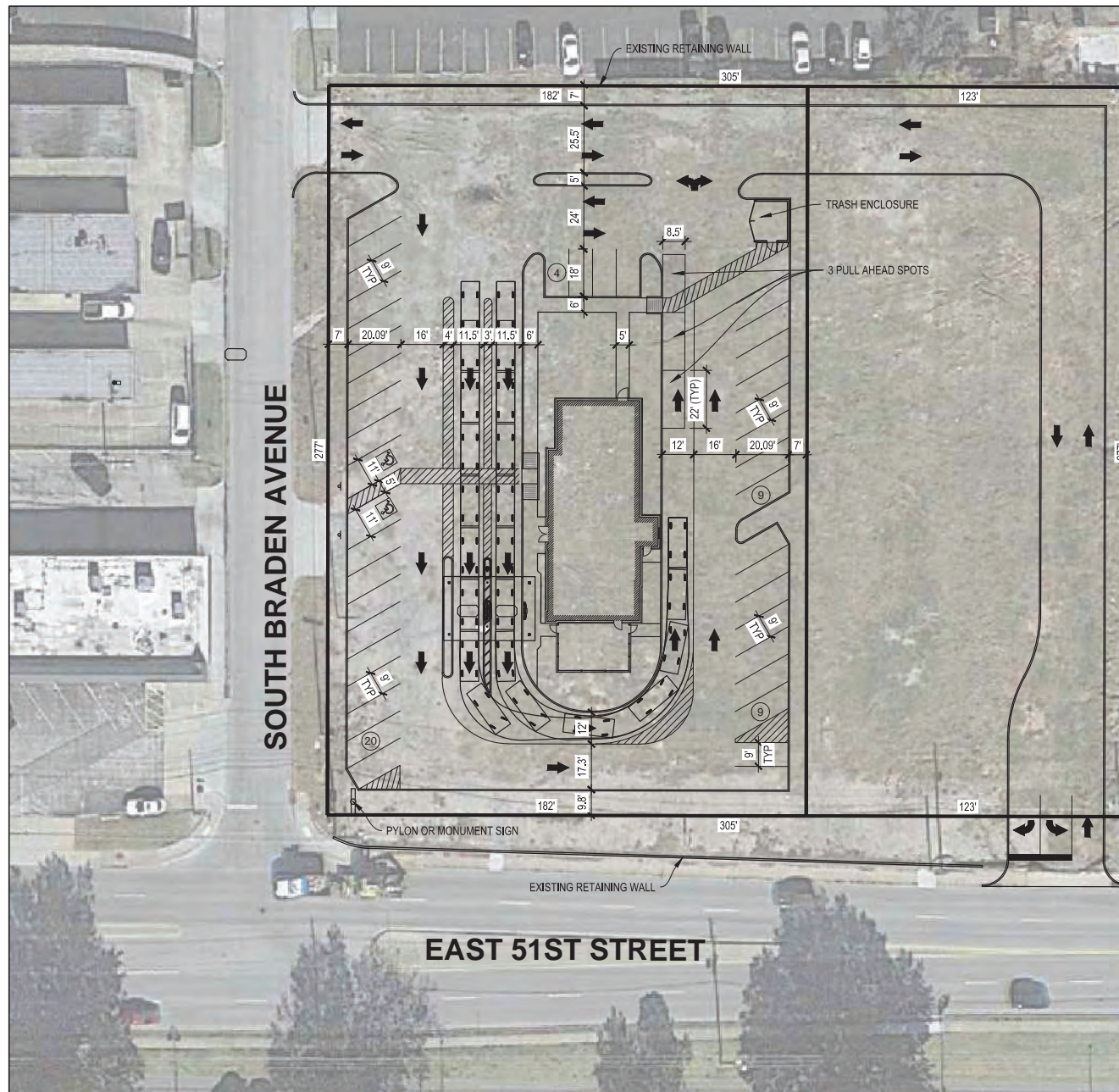
1

SCALE: 1" = 40'-0"

05.20.2022







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- LANDSCAPING REQUIREMENTS
- SITE DETENTION REQUIREMENTS
- BUILDING SETBACKS AND EASEMENTS
- ACCESS REQUIREMENTS / RESTRICTIONS

PARCEL SIZES

OVERALL	84,485 S.F. (1.94 ACRES)
SLIM CHICKENS PARCEL	50,968 S.F. (1.17 ACRES)
REMAINDER	33,517 S.F. (0.77 ACRES)

PROTO

B1 (L) (3,570 S.F., 500 S.F. PATIO)

PARKING COUNT

REQUIRED (8.5 SPACES / 1000 S.F.)
 35 STANDARD SPACES INCLUDING 2 ADA SPACES
 PROVIDED 42 SPACES INCLUDING 2 ADA

STACKING

REQUIRED 3 SPACES FROM MENU BOARD PER LANE
 PROVIDED 14 SPACES FROM MENU BOARD PER LANE

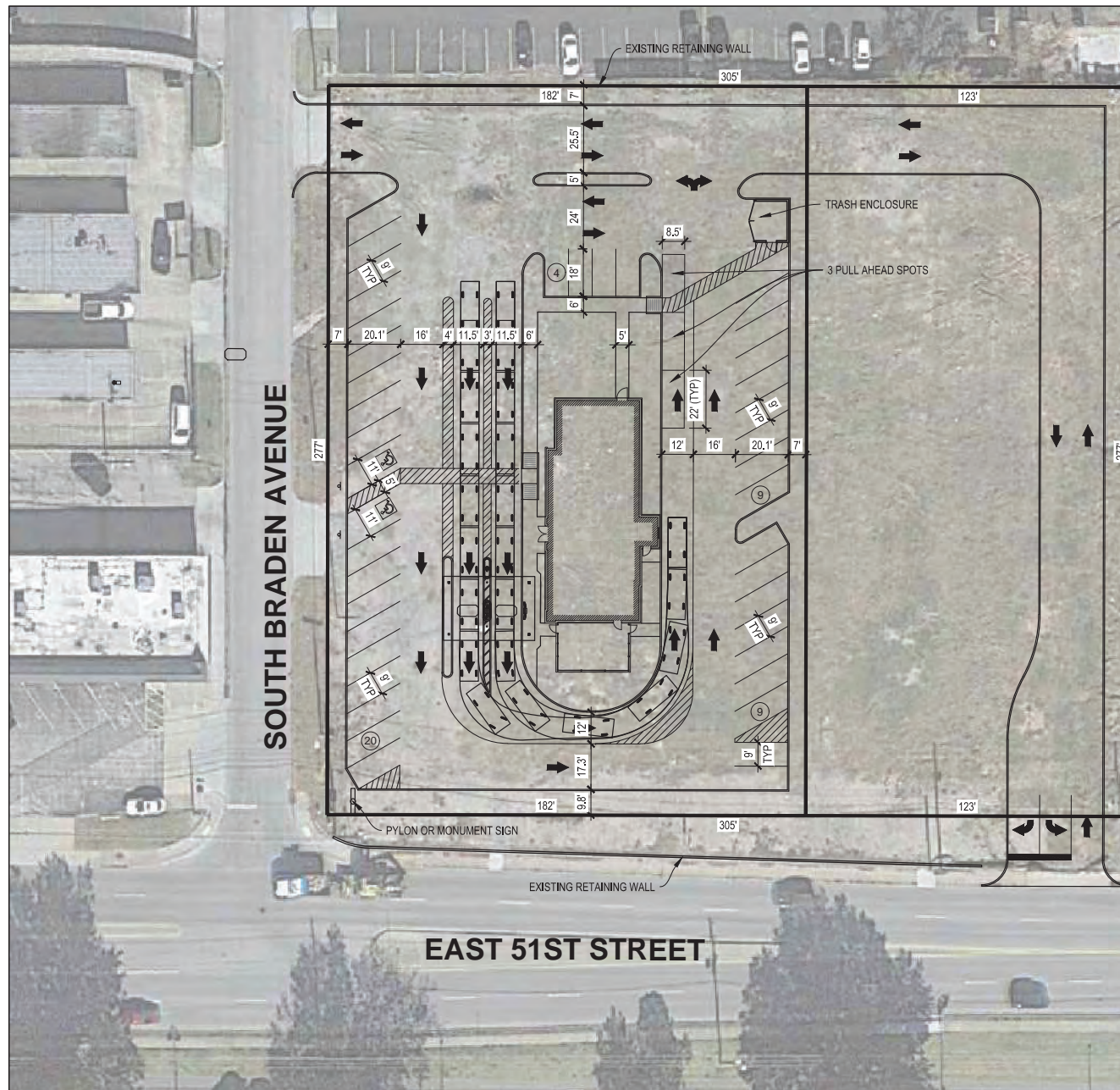


**CONCEPTUAL SITE PLAN - OP 4
 TULSA, OK - 51st & YALE**

1

SCALE: 1" = 40'-0"

11.01.2022



NOTE:

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- LANDSCAPING REQUIREMENTS
- SITE DETENTION REQUIREMENTS
- BUILDING SETBACKS AND EASEMENTS
- ACCESS REQUIREMENTS / RESTRICTIONS

PARCEL SIZES

OVERALL	84,485 S.F. (1.94 ACRES)
SLIM CHICKENS PARCEL	50,968 S.F. (1.17 ACRES)
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PROTO

B1 (L) (3,570 S.F., 500 S.F. PATIO)

PARKING COUNT

REQUIRED (8.5 SPACES / 1000 S.F.)
 35 STANDARD SPACES INCLUDING 2 ADA SPACES
 PROVIDED
 42 SPACES INCLUDING 2 ADA

STACKING

REQUIRED
 3 SPACES FROM MENU BOARD PER LANE
 PROVIDED
 7 SPACES FROM MENU BOARD PER LANE



CONCEPTUAL SITE PLAN - OP 4
TULSA, OK - 51st & YALE

1

SCALE: 1" = 40'-0"

11.02.2022



BOA-23550
Aerial Photograph of E. 51st Street
Commercial Access



CITY OF Tulsa

Board of Adjustment

Case Number: BOA-23560

Hearing Date: 09/12/2023 (Cont. from 8/22/23)

Case Report Prepared by:

Austin Chapman

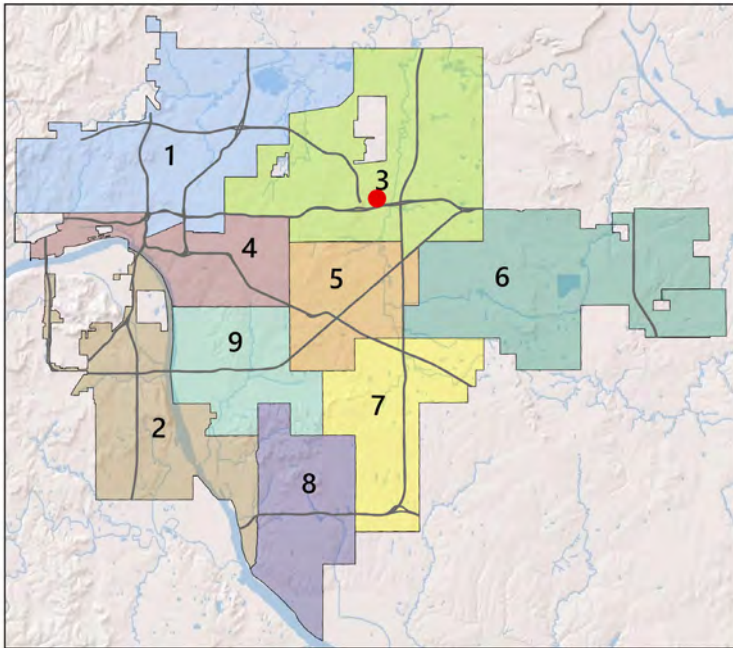
Owner and Applicant Information:

Applicant: Ignacio Becerra

Property Owner: Nunez, Marcos & Sergio & Jonathan

Action Requested: Special Exception to permit a carport in the street setback and street yard with modifications to the allowable height, width, length and setback requirements (Section 90.090-C.1)

Location Map:



Additional Information:

Present Use: Residential

Tract Size: 0.16 acres

Location: 6747 E. Independence Pl. N.

Present Zoning: RS-3



0 200 400
Feet

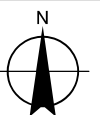


Subject
Tract

BOA-23560

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2021



3.2



Feet
0 100 200

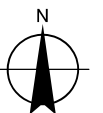


Subject
Tract

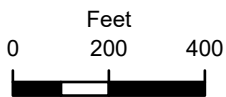
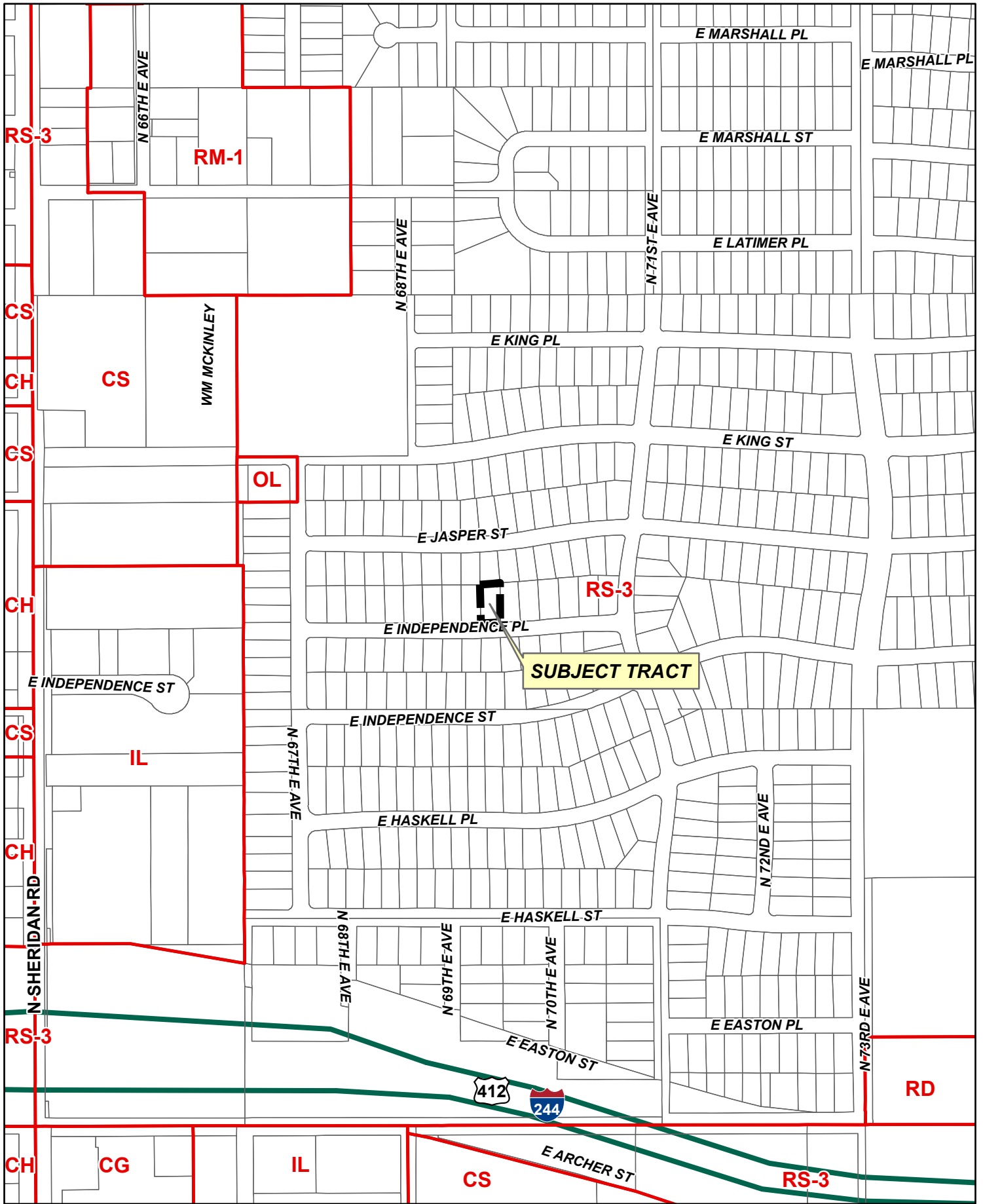
BOA-23560

Note: Graphic overlays may not precisely
align with physical features on the ground.

Aerial Photo Date: 2021



3.3



BOA-23560

**BOARD OF ADJUSTMENT
CASE REPORT**

STR: 0335

Case Number: **BOA-23560**

CD: 3

HEARING DATE: 09/12/23 (Continued from 08/22/23). Board requested applicant provide plans that are reduce in size.

APPLICANT: Ignacio Becerra

ACTION REQUESTED: Special Exception to permit a carport in the street setback and street yard with modifications to the allowable height, width, length and setback requirements (Section 90.090-C.1)

LOCATION: 6747 E. Independence Pl. N.

ZONED: RS-3

PRESENT USE: Residential

TRACT SIZE: 7130.8 SQ FT

LEGAL DESCRIPTION: LT 27 BLK 14, VAL-CHARLES ADDN CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

RELEVANT PREVIOUS ACTIONS: None

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The Tulsa Comprehensive Plan identifies the subject property as part of a “Neighborhood” Land Use Designation.

Neighborhoods are “Mostly Residential Uses” which includes detached, missing middle, and multi-dwelling unit housing types. Churches, schools, and other low-intensity uses that support residents’ daily needs are often acceptable, particularly for properties abutting Multiple Use, Local Center, or Regional Center land use areas. Multi-dwelling unit housing that takes access off of an arterial is considered Multiple Use, Local Center, or Regional Center. If a multi-dwelling unit housing property takes access off of a lower-order street separated from the arterial, then it would be considered Neighborhood.

STAFF ANALYSIS:

The applicant is requesting a special exception to permit a carport in the street yard and street setback with modifications to the allowable height, width, length and setback requirements (Section 90.090-C.1).

1. Carports

Carports are allowed in street setbacks and yards in R zoning districts only if approved in accordance with the special exception procedures of [Section 70.120](#). Any carport that occupies all or a portion of the street setback or street yard area must comply with the following regulations, unless otherwise expressly approved by the board of adjustment as part of the special exception process:

- a. A carport may be a detached accessory building or an integral part of the principal building.
- b. The area of a carport may not exceed 20 feet in length by 20 feet in width.

- c. A detached carport may not exceed 8 feet in height at its perimeter or 18 feet in height at its highest point. A carport erected as an integral part of the principal building may not exceed 8 feet in height within 10 feet of a side lot line or 18 feet at its highest point.
- d. The carport structure must be setback from side lot lines by a minimum distance of 5 feet or the depth of the principal building setback, whichever is a greater distance from the side lot line.
- e. The carport structure may project into the required street setback by a maximum distance of 20 feet. This distance must be measured from the required street setback line or the exterior building wall of the principal building, whichever results in the least obstruction of the street setback.
- f. All sides of a carport that are within the required street setback must be open and unobstructed, except for support columns, which may not obstruct more than 15% of the area of any side.
- g. The entire area under a carport may be used only for storage of operable, licensed motor vehicles (i.e., cars, boats, pickup trucks, vans, sport utility vehicles), which are customarily accessory to the dwelling. No other use of the carport area is allowed.

The proposed carport exceeds 8-feet in height within 10-feet of the side lot line, is set back by less than 5 feet from the side lot line and exceeds the 20-feet in length by 20-feet in width.

SAMPLE MOTION:

Move to _____ (approve/deny) a special exception to permit a carport in the street yard and street setback with modifications to the allowable height, width, length and setback requirements (Section 90.090-C.1).

- Per the Conceptual Plan(s) shown on page(s) _____ of the agenda packet.
- Subject to the following conditions (including time limitation, if any):

_____:

The Board finds that the requested Special Exception will be in harmony with the spirit and intent of the Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.



Subject Property



Facing West on E. Independence Pl. N.

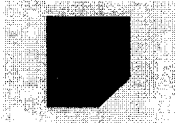


DEVELOPMENT SERVICES
175 E 2ND ST., STE 405
TULSA, OK 74103
918-596-9456

CITY OF TULSA

CORRECTIONS SUMMARY

Zoning Review (1)



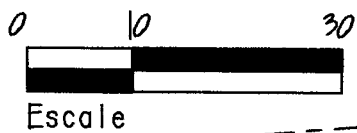
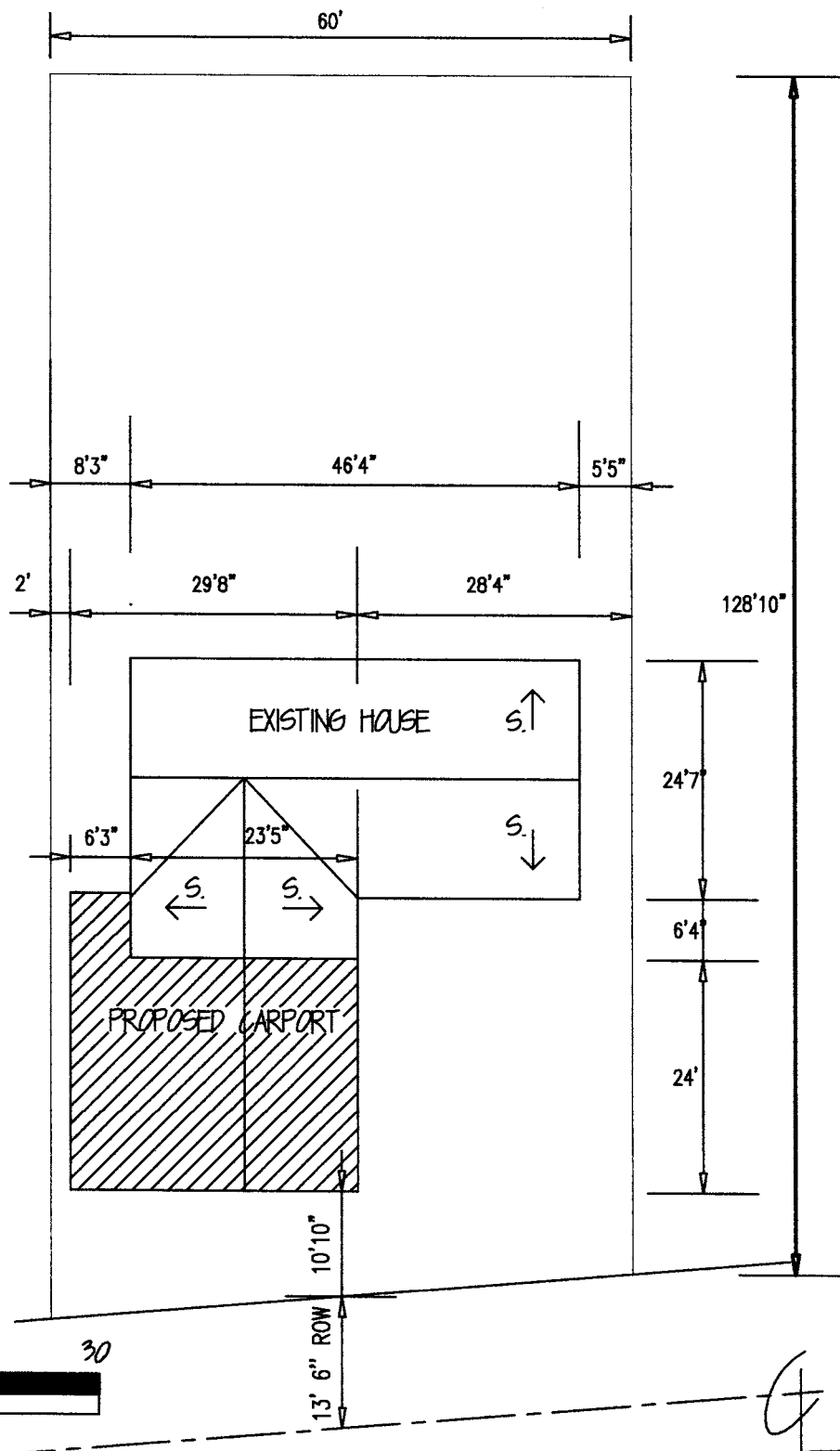
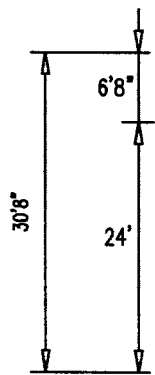
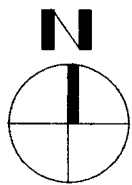
Subject: Zoning Review
Page Label: 2
Status:
Author: DWhiteman
Date: 6/16/2023 2:14:43 PM
Color: ■

Section 90.090-C.1, Carports. Carports are allowed in street setbacks and yards in R zoning districts only if approved in accordance with the special exception procedures of Section 70.120. Any carport that occupies all or a portion of the street setback or street yard area must comply with the following regulations, unless otherwise expressly approved by the board of adjustment as part of the special exception process:

- b. The area of a carport may not exceed 20 feet in length by 20 feet in width.
- c. A carport erected as an integral part of the principal building may not exceed 8 feet in height within 10 feet of a side lot line or 18 feet at its highest point.
- d. The carport structure must be setback from side lot lines by a minimum distance of 5 feet or the depth of the principal building setback, whichever is a greater distance from the side lot line.

Review comment: The proposed carport is in the street yard and street setback, part of this attached carport exceeds 8 feet in height within 10 feet of the side lot line, and the carport is setback by less than 5' from the side lot line. The proposed carport requires a special exception granted by the Board of Adjustment.

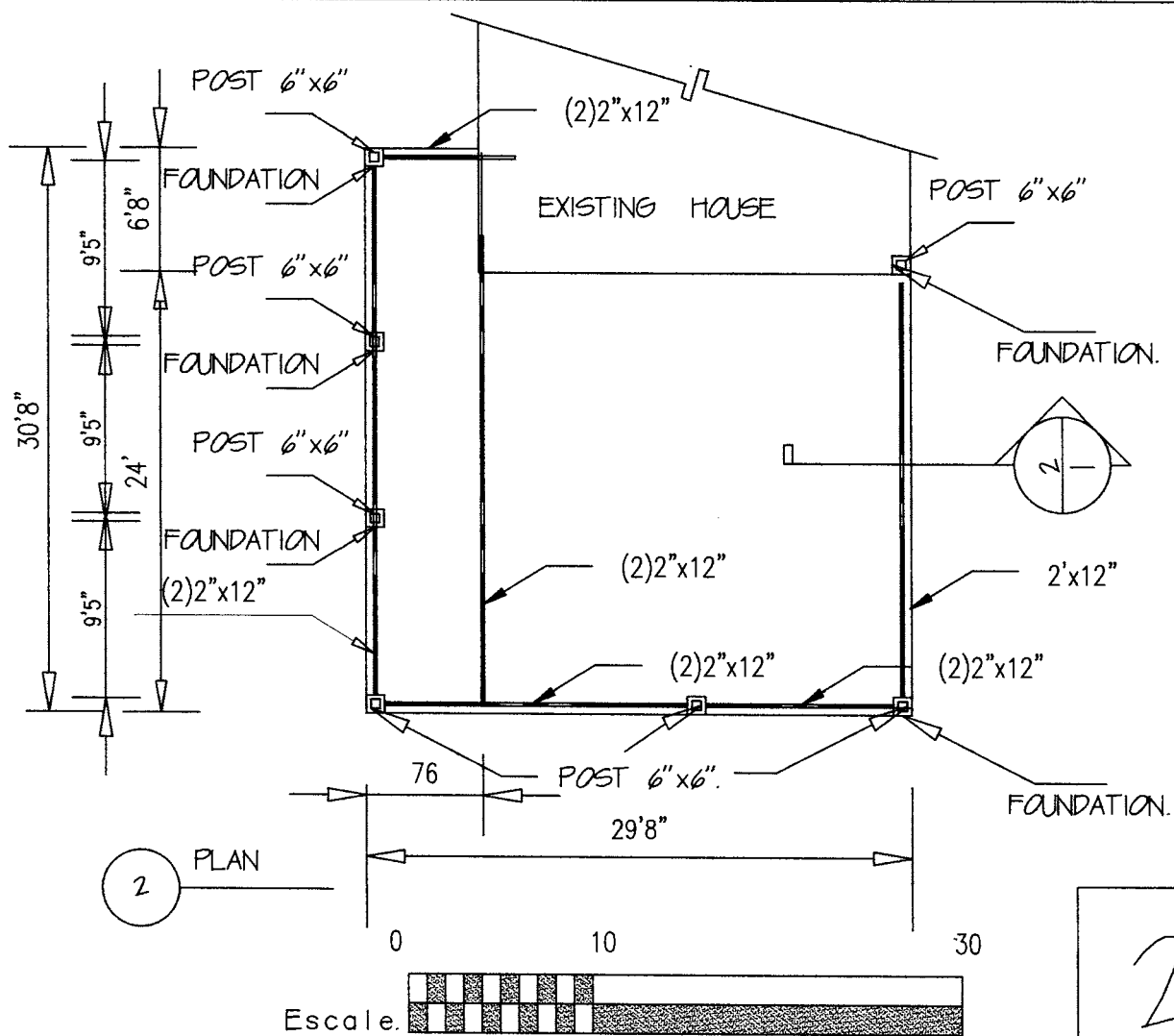
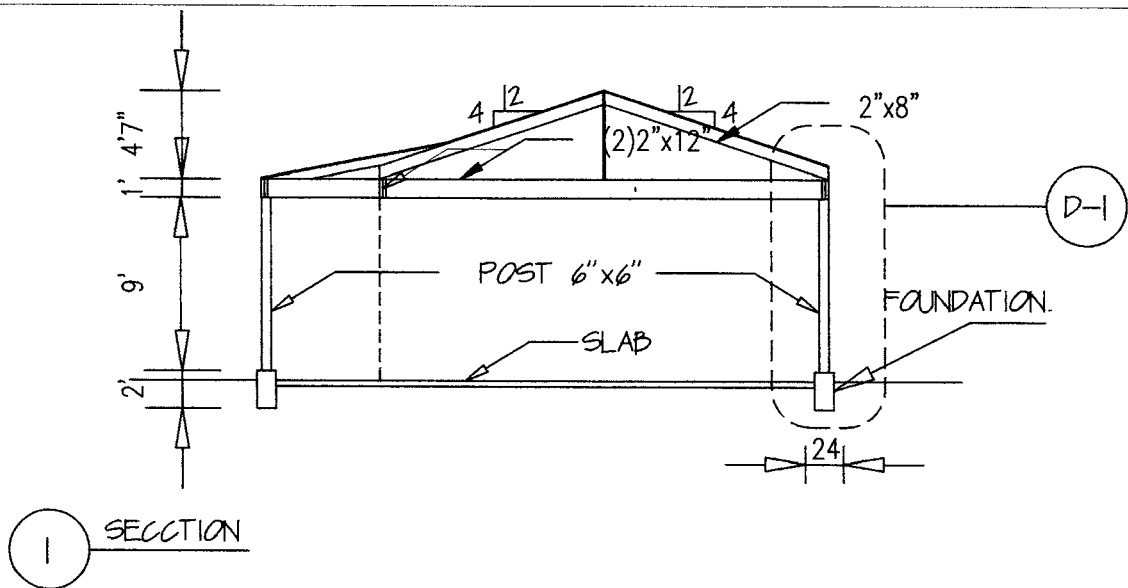
In preparing the site plan for the Board of Adjustment, please show the distance from the carport to the west property line. Contact INCOG at 918-584-7526 regarding Board of Adjustment schedule and procedures. If you receive Board approval, please bring your approval paperwork to the permit office as revised plans.

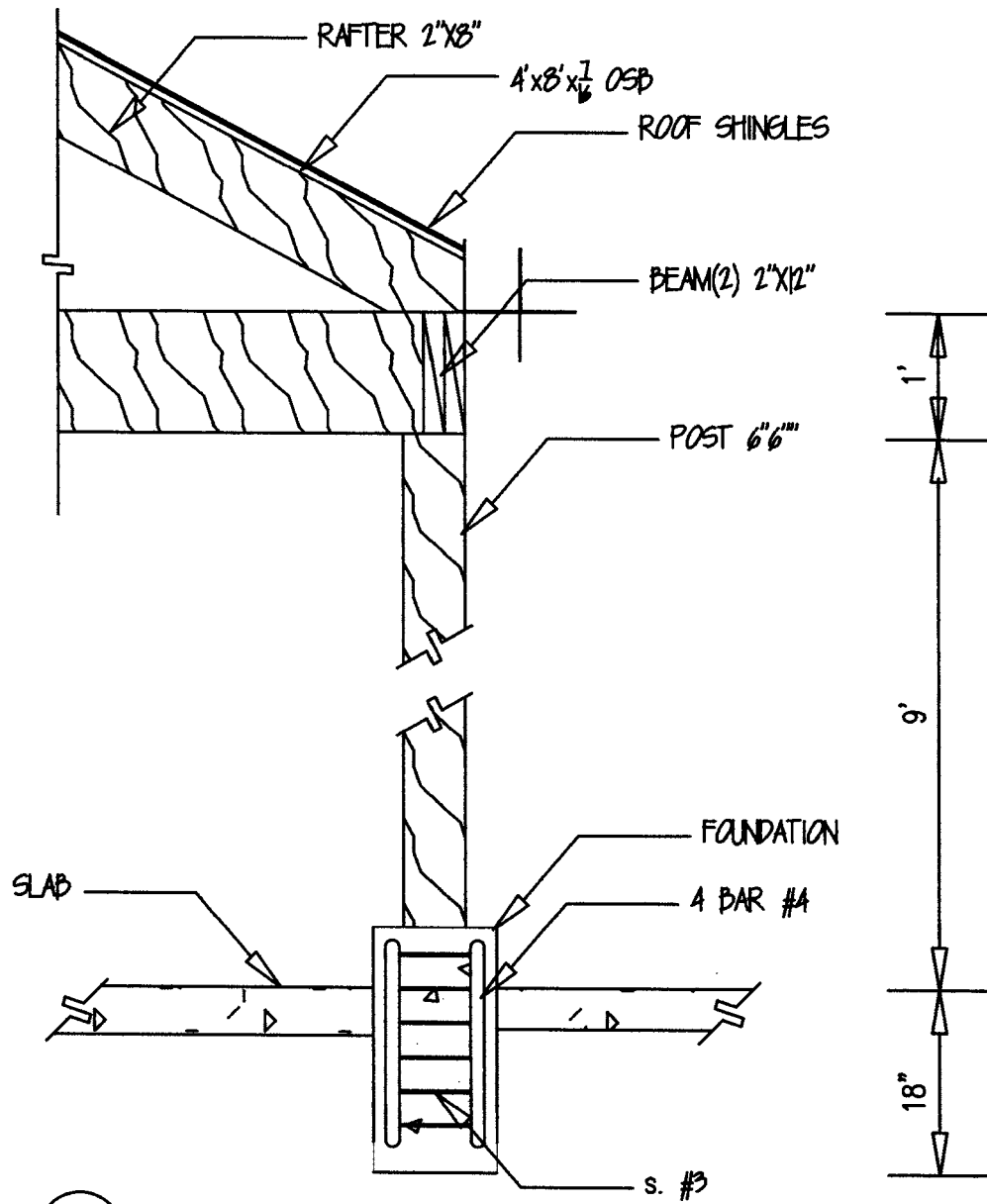


1 PLANT

INDEPENDENCE PL STREET.

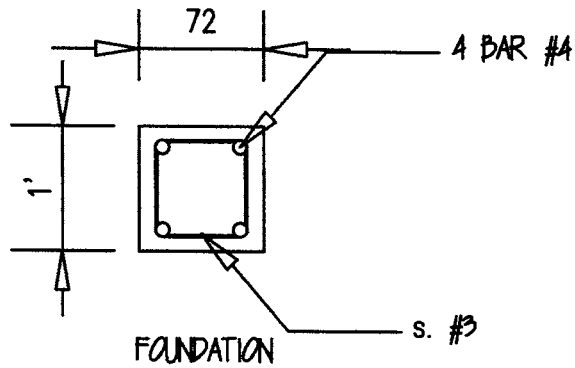
1





D-1
 NO SCALE

3



3

TULSA CITY BOARD OF ADJUSTMENT
CASE NO. 23560
OFFICIAL RECORD EXHIBIT
ENTERED IN THE 8/22/23
MINUTES OF THE TULSA CITY BOARD
OF ADJUSTMENT









CITY OF Tulsa

Board of Adjustment

Case Number: BOA-23564

Hearing Date: 09/12/2023 1:00 PM

Case Report Prepared by:

Sean Wallace

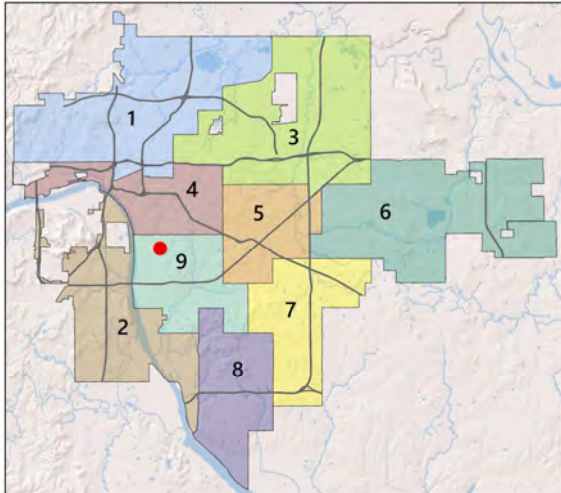
Owner and Applicant Information:

Applicant: Pat White

Property Owner: John J & Rachel L Zigrang

Action Requested: Special Exception to extend an exterior building wall with a non-conforming setback (Sec. 80.030-D).

Location Map:



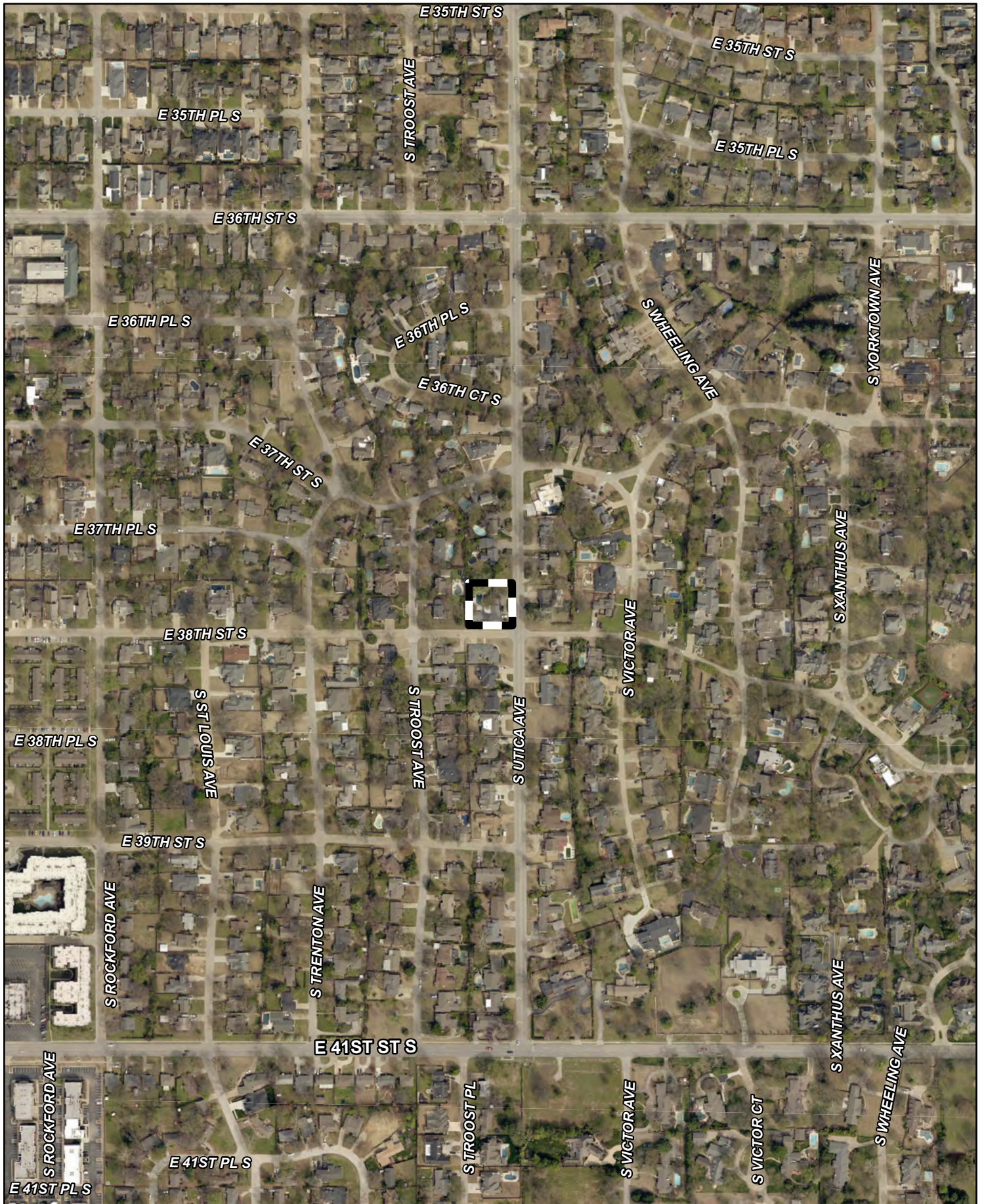
Additional Information:

Present Use: Residential

Tract Size: 0.43 acres

Location: 3732 S. Utica Ave.

Present Zoning: RS-2



0 200 400
Feet

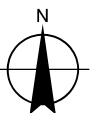


Subject
Tract

BOA-23564

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2021



4.2



E 37TH ST S

S TROOST AVE

S UTICA AVE

E 38TH ST S

Feet
0 100 200

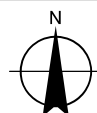


Subject
Tract

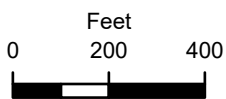
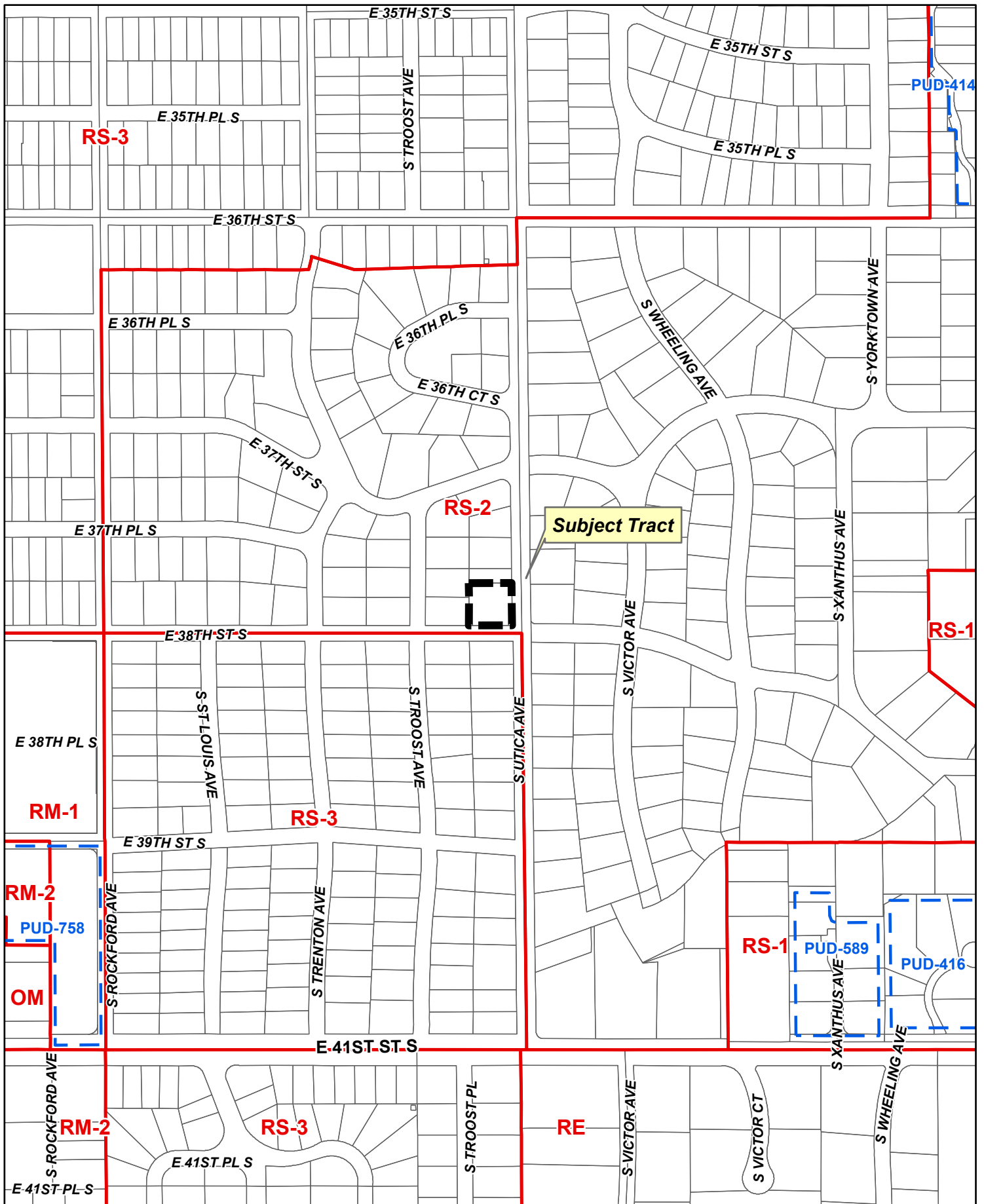
BOA-23564

Note: Graphic overlays may not precisely align with physical features on the ground.

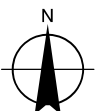
Aerial Photo Date: 2021



4.3



BOA-23564



**BOARD OF ADJUSTMENT
CASE REPORT**

STR: 9319
CD: 9

Case Number: **BOA-23564**

HEARING DATE: 09/12/2023 1:00 PM

APPLICANT: Pat White

ACTION REQUESTED: Special Exception to extend an exterior building wall with a non-conforming setback (Sec. 80.030-D).

LOCATION: 3732 S. Utica Ave.

ZONED: RS-2

PRESENT USE: Residential

TRACT SIZE: 18900.76 SQ FT

LEGAL DESCRIPTION: LOT 5 & THE S 1/2 OF LOT 6 BLK 6, WOODLAND HGTS CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

RELEVANT PREVIOUS ACTIONS: None.

RELATIONSHIP TO THE COMPREHENSIVE PLAN: The Tulsa Comprehensive Plan identifies the subject property as part of a "Neighborhood."

Neighborhoods are "Mostly Residential Uses" which includes detached, missing middle, and multi-dwelling unit housing types. Churches, schools, and other low-intensity uses that support residents' daily needs are often acceptable, particularly for properties abutting Multiple Use, Local Center, or Regional Center land use areas. Multi-dwelling unit housing that takes access off of an arterial is considered Multiple Use, Local Center, or Regional Center. If a multi-dwelling unit housing property takes access off of a lower-order street separated from the arterial, then it would be considered Neighborhood.

STAFF ANALYSIS:

Applicant is seeking to build an addition to garage, which is a non-conforming structure due to its location on a corner lot and it being within the 25-foot rear setback.

80.030-D Alterations, Enlargements and Expansions

Alterations, including enlargements and expansions, are permitted if the proposed alteration or expansion complies with all applicable lot and building regulations and does not increase the extent of the nonconformity. A building with a nonconforming street setback, for example, may be expanded to the rear as long as the rear expansion complies with applicable rear setback regulations and all other applicable lot and building regulations. Horizontal and vertical extensions of an exterior wall that is nonconforming with regard to applicable setbacks may be approved in accordance with the special exception procedures of [Section 70.120](#), provided the extensions are not located closer to the lot line than the existing structure.

SAMPLE MOTION:

Move to _____ (approve/deny) a Special Exception to extend an exterior building wall with a non-conforming setback (Sec. 80.030-D).

Per the Conceptual Plan(s) shown on page(s) _____ of the agenda packet.

- Subject to the following conditions (including time limitation, if any):

_____:

The Board finds that the requested Special Exception will be in harmony with the spirit and intent of the Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.



Subject property (Red Arrow indicates the location of the proposed addition)



DEVELOPMENT SERVICES
175 E 2ND ST., STE 405
TULSA, OK 74103
918-596-9456

CITY OF TULSA

CORRECTIONS SUMMARY

Zoning Review (1)



Subject: Zoning Review
Page Label: 1
Status:
Author: DWhiteman
Date: 7/19/2023 10:29:53 AM
Color: ■

Section 80.030-D, Nonconforming structures: Alterations, Enlargements and Expansions. Alterations, including enlargements and expansions, are permitted if the proposed alteration or expansion complies with all applicable lot and building regulations and does not increase the extent of the nonconformity. A building with a nonconforming street setback, for example, may be expanded to the rear as long as the rear expansion complies with applicable rear setback regulations and all other applicable lot and building regulations. Horizontal and vertical extensions of an exterior wall that is nonconforming with regard to applicable setbacks may be approved in accordance with the special exception procedures of Section 70.120, provided the extensions are not located closer to the lot line than the existing structure.

Review Comment: For this corner lot, it looks like the east side of the lot is the front of the lot. The way to know for sure is to provide distances from the house to the centers of Utica Ave. and 38th St. If the Utica side of the lot is the front of the lot based on setbacks, then the rear of the lot is the west side of the lot, and this house is a nonconforming structure because it already encroaches on the 25' rear setback (per Table 5-3 for an RS-2 zoned lot). If that's the case, a special exception will be needed to extend a nonconforming exterior wall. Please revise the site plan to provide distances from the existing house to the centers of the streets. Unless the house is setback 30' from the south property line, and 55' from the center of 38th St., please apply to the Board of Adjustment for a special exception to extend a nonconforming exterior wall.



CITY OF Tulsa

Board of Adjustment

Case Number: BOA-23565

Hearing Date: 09/12/2023 1:00 PM

Case Report Prepared by:

Austin Chapman

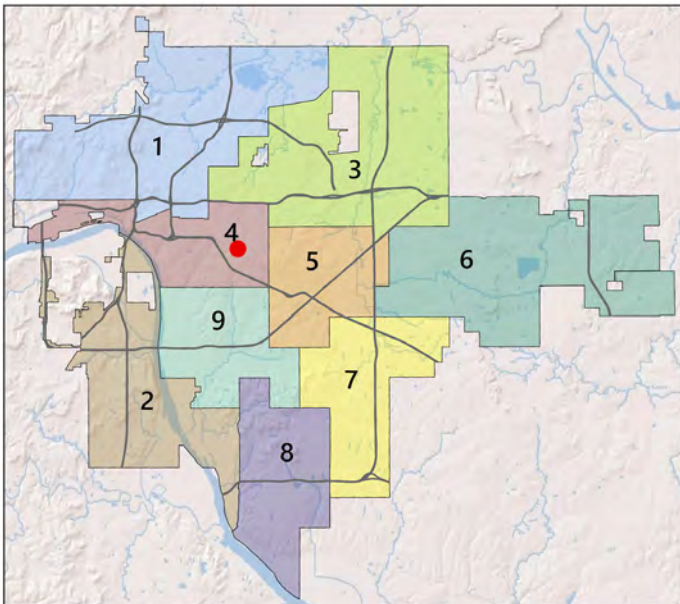
Owner and Applicant Information:

Applicant: Ryan Strobe

Property Owner: Gerard Anthony Clyde Jr And
Mary Jennifer Jackson

Action Requested: Variance to allow the floor area of detached accessory buildings to exceed 500 square feet and 40% of the floor area of the principal residential structure (Section 45.030-A, 45.031-D.6); Variance to allow a Detached Accessory Buildings to exceed one story or 18-feet in height and to exceed 10-feet in height to the top of the top plate in the rear setback (Section 90.090-C2).

Location Map:



Additional Information:

Present Use: Residential

Tract Size: 0.16 acres

Location: 1619 S. Gary Ave.

Present Zoning: RS-3



S LEWIS AVE

E 23RD ST S

E 24TH ST S

S ZUNI AVE

E 25TH ST S

S YORKTOWN AVE

E 25TH PL S

E 26TH ST S

E 26TH PL S

S ZUNI AVE

E 27TH ST S

0 200 400
Feet

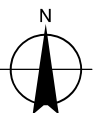


Subject
Tract

BOA-23566

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2021



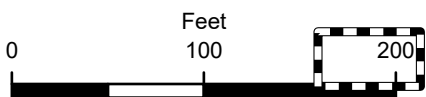
5.2



E 16TH ST S

S GARY AVE

S GARY PL

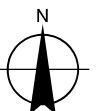


Subject
Tract

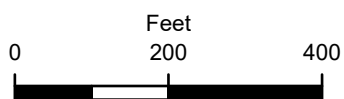
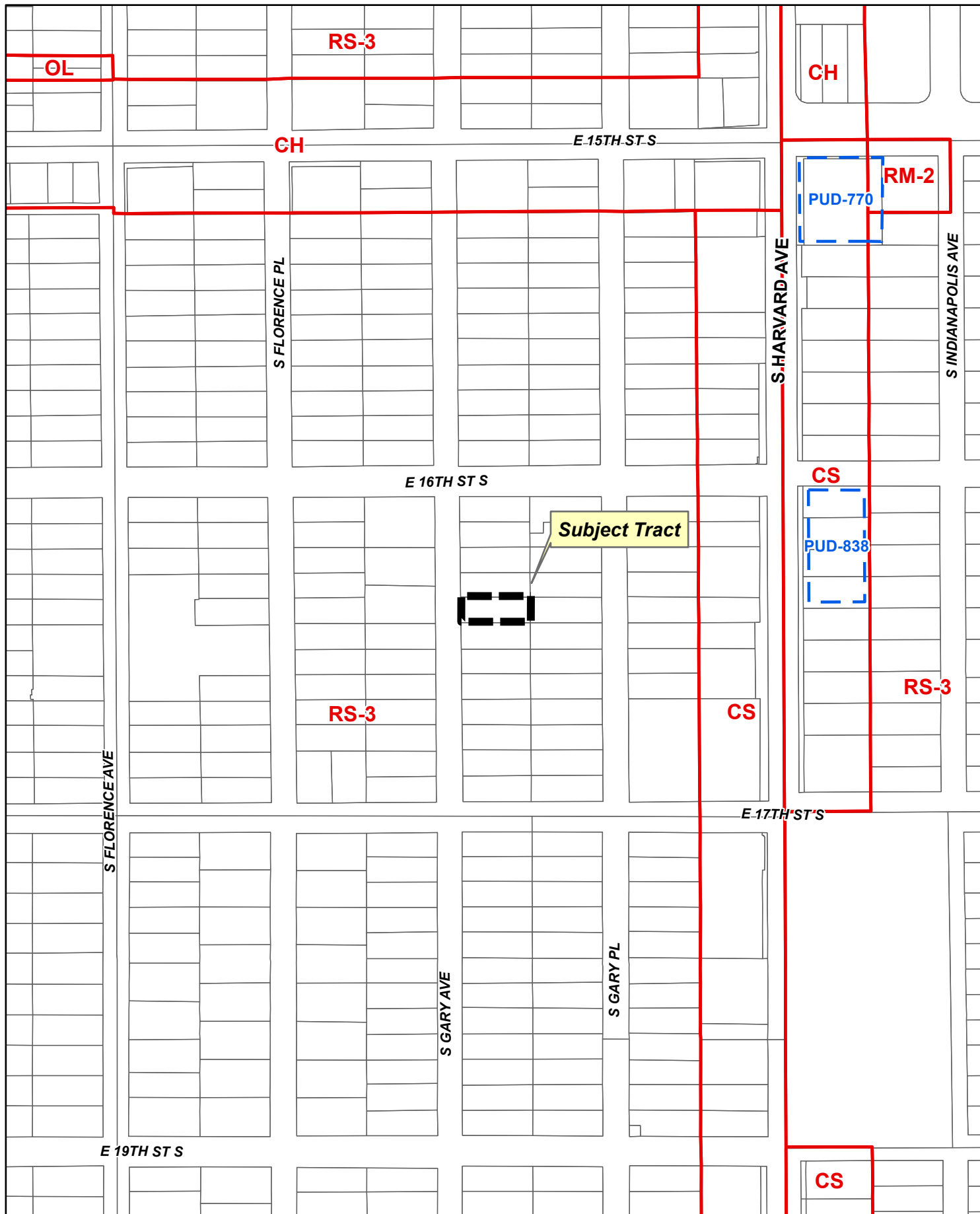
BOA-23565

Note: Graphic overlays may not precisely align with physical features on the ground.

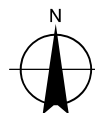
Aerial Photo Date: 2021



5.3



BOA-23565



**BOARD OF ADJUSTMENT
CASE REPORT**

STR: 9308

Case Number: **BOA-23565**

CD: 4

HEARING DATE: 09/12/2023 1:00 PM

APPLICANT: Ryan Strode

ACTION REQUESTED: **Variance** to allow the floor area of detached accessory buildings to exceed 500 square feet and 40% of the floor area of the principal residential structure (Section 45.030-A, 45.031-D.6); **Variance** to allow a Detached Accessory Buildings to exceed one story or 18-feet in height and to exceed 10-feet in height to the top of the top plate in the rear setback (Section 90.090-C2).

LOCATION: 1619 S. Gary Ave.

ZONED: RS-3

PRESENT USE: Residential

TRACT SIZE: 7000.12 SQ FT

LEGAL DESCRIPTION: LT 20 BLK 7, EXPOSITION HGTS ADDN CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

RELEVANT PREVIOUS ACTIONS: None.

RELATIONSHIP TO THE COMPREHENSIVE PLAN: The Tulsa Comprehensive Plan identifies the subject property as part of a "Neighborhood"

Neighborhoods are "Mostly Residential Uses" which includes detached, missing middle, and multi-dwelling unit housing types. Churches, schools, and other low-intensity uses that support residents' daily needs are often acceptable, particularly for properties abutting Multiple Use, Local Center, or Regional Center land use areas. Multi-dwelling unit housing that takes access off of an arterial is considered Multiple Use, Local Center, or Regional Center. If a multi-dwelling unit housing property takes access off of a lower-order street separated from the arterial, then it would be considered Neighborhood.

STATEMENT OF HARDSHIP:

1. That the physical surroundings, shape, or topographic conditions of the subject property would result in unnecessary hardships or practical difficulties for the property owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out: The rear setback would not allow for an addition to the existing structure and existing detached garage is needed to be replaced ASAP.
2. That the literal enforcement of the subject zoning code provision is not necessary to achieve the provision's intended purpose: Zoning code does not allow for 2 story accessory structures.
3. That the conditions leading to the need of the requested variance are unique to the subject property and not applicable, generally, to other property within the same zoning classification; Additional home office space is needed as well as replacement of the existing garage structure.
4. That the alleged practical difficulty or unnecessary hardship was not created or self-imposed by the current property owner: Additional home office space is needed.
5. That the variance to be granted is the minimum variance that will afford relief; Yes.
6. That the variance to be granted will not alter the essential character of the neighborhood in which the subject property is located, nor substantially or permanently impair use or development of adjacent property: The replacement detached accessory building will match the existing house.

7. That the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of this zoning code or the comprehensive plan: No, there are other 2-story accessory structures in the neighborhood.

STAFF ANALYSIS: The applicant is requesting a **Variance** to allow the floor area of detached accessory buildings to exceed 500 square feet and 40% of the floor area of the principal residential structure (Section 45.030-A, 45.031-D.6); and a **Variance** to allow a Detached Accessory Buildings to exceed one story or 18-feet in height and to exceed 10-feet in height to the top of the top plate in the rear setback (Section 90.090-C2).

2. RS-2, RS-3, RS-4, RS-5 and RM Districts

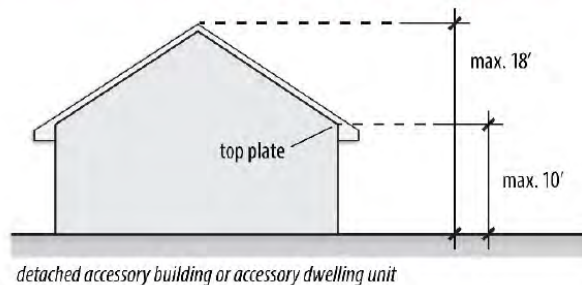
In RS-2, RS-3, RS-4, RS-5, or RM zoned lots used for detached houses or duplexes, the total aggregate floor area of all detached accessory buildings, including accessory dwelling units, and accessory buildings not erected as an integral part of the principal residential building may not exceed 500 square feet or 40% of the floor area of the principal residential structure, whichever is greater. [1]

[1] For detached accessory buildings, including accessory dwelling units, located within rear setbacks see [90.090-C](#).

Applicant is proposing a 946 square foot detached accessory building, per code the property would support a 700 square foot structure.

- (1) The building does not exceed one story or 18 feet in height and is not more than 10 feet in height to the top of the top plate; and

Figure 90-9: Maximum Height of Accessory Buildings, Including Accessory Dwelling Units In Rear Setbacks (RE, RS and RD Districts or RM Zoned Lots Used for Detached Houses or Duplexes)



Applicant is proposing a two story struture with a top plate height of 18-feet and 1-inch and an over all height of 23-feet and 2 -inches.

Facts staff finds favorable for variance request:

- Property is non-conforming with regard to lot width, the required lot width in the RS-3 district is 60-feet and this property is 50-feet wide.
- Two story detached structures are not uncommon inside the Exposition Heights Addition, though staff does not believe they are predominant.

Facts Staff find unfavorable for the variance request:

- The applicant did not provide any conditions related to the physical surroundings, shape, or topographic conditions of the subject property that are presenting a hardship.

SAMPLE MOTION: Move to _____ (approve/deny) a **Variance** to allow the floor area of detached accessory buildings to exceed 500 square feet and 40% of the floor area of the principal residential structure (Section 45.030-A, 45.031-D.6); **Variance** to allow a Detached Accessory Buildings to exceed one story or 18-feet in height and to exceed 10-feet in height to the top of the top plate in the rear setback (Section 90.090-C2).

- Finding the hardship(s) to be _____.
- Per the Conceptual Plan(s) shown on page(s) _____ of the agenda packet.
- Subject to the following conditions _____.

In granting the **Variance** the Board finds that the following facts, favorable to the property owner, have been established:







- a. That the physical surroundings, shape, or topographical conditions of the subject property would result in unnecessary hardships or practical difficulties for the property owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;*
- b. That literal enforcement of the subject zoning code provision is not necessary to achieve the provision's intended purpose;*
- c. That the conditions leading to the need of the requested variance are unique to the subject property and not applicable, generally, to other property within the same zoning classification;*
- d. That the alleged practical difficulty or unnecessary hardship was not created or self-imposed by the current property owner;*
- e. That the variance to be granted is the minimum variance that will afford relief;*
- f. That the variance to be granted will not alter the essential character of the neighborhood in which the subject property is located, nor substantially or permanently impair use or development of adjacent property; and*
- g. That the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of this zoning code or the comprehensive plan."*



Subject Property

Summary of Comments on SP1.0

Page: [1] SP1.0

-
-  Number: 1 Author: James Henley Subject: WSD Comment Date: 6/20/2023 2:59:26 PM
All developments shall be designed, constructed, and completed in a manner which minimizes the exposure of bare earth to precipitation.
- Revise site plan to show an Erosion Control Plan containing detailed location of all silt fence and other erosion and sedimentation control methods to be used during construction per City of Tulsa Standard 126.
-
-  Number: 2 Author: DWhiteman Subject: Zoning Review Date: 7/10/2023 1:15:09 PM
Note: this accessory building is not approved for or reviewed as an accessory dwelling unit. If this building is intended to be used as a dwelling unit, please request a special exception from the Board of Adjustment for an accessory dwelling unit located in an RS-3 zoned district.
-
-  Number: 3 Author: James Henley Subject: WSD Comment Date: 6/20/2023 3:00:16 PM
Revise site plan with drainage arrows that clearly identify how stormwater will flow around proposed construction and be conveyed to the street or public storm system. How does the construction change or affect drainage for the entire property?
-
-  Number: 4 Author: DWhiteman Subject: Zoning Review Date: 7/10/2023 1:17:13 PM
Section 90.090.C.2.a.1: Detached Accessory Buildings. Detached accessory buildings may be located in rear setbacks in RE, RS and RD districts, provided that the building does not exceed one story or 18 feet in height and is not more than 10 feet in height to the top of the top plate. Review Comment: The proposed building is located in the rear setback and exceeds 18' in overall height, 10' to the top of the top plate, and is two stories tall.
-
-  Number: 5 Author: DWhiteman Subject: Zoning Review Date: 7/10/2023 1:29:48 PM
The second floor of the proposed building is labeled office. How will the space be used? Will there be employees, customers, or clients coming to the site?
-
-  Number: 6 Author: DWhiteman Subject: Zoning Review Date: 7/10/2023 1:25:24 PM
Section 45.030-B, RS-2, RS-3, RS-4, RS-5 an RM Districts. In RS-2, RS-3, RS-4, RS-5 or RM zoned lots used for detached houses or duplexes, the total aggregate floor area of all detached accessory buildings, including accessory dwelling units, and accessory buildings not erected as an integral part of the principal residential building may not exceed 500 square feet or 40% of the floor area of the principal residential structure, whichever is greater.
Review Comment: You are proposing 946 square feet of detached accessory structure floor area. The proposed detached structure exceeds 500 square feet and 40% of the size of the house. Based on the size of the house (1,751 square feet) you are allowed 700 square feet of detached accessory structure floor area on this lot. Please reduce the floor area of the proposed detached accessory structure to be 700 square feet or less.

NO.	DATE	REVISION

CLYDE RESIDENCE
1619 S. GARY E AVE
TULSA, OK. 74104

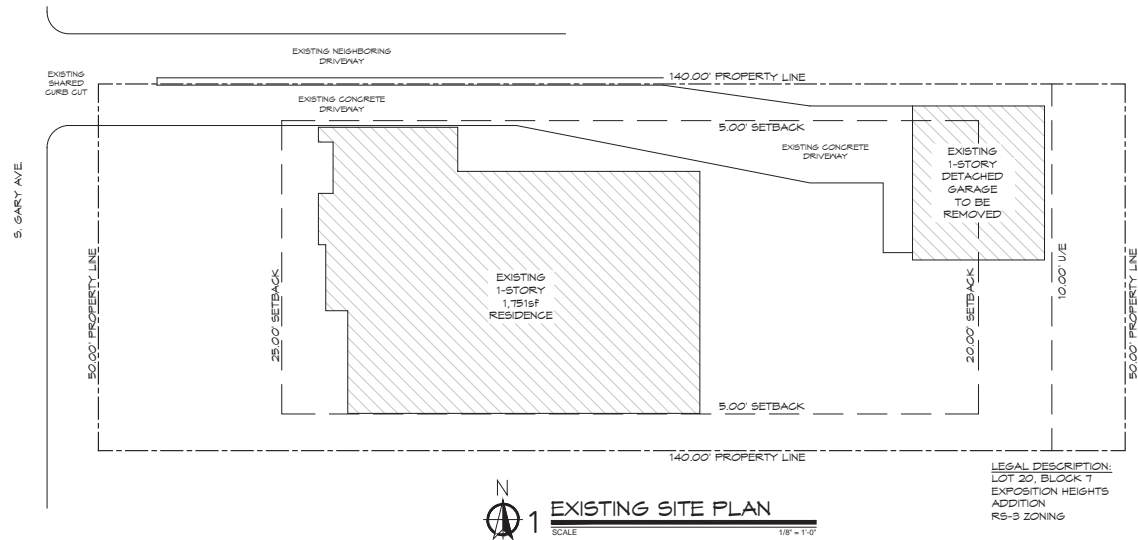
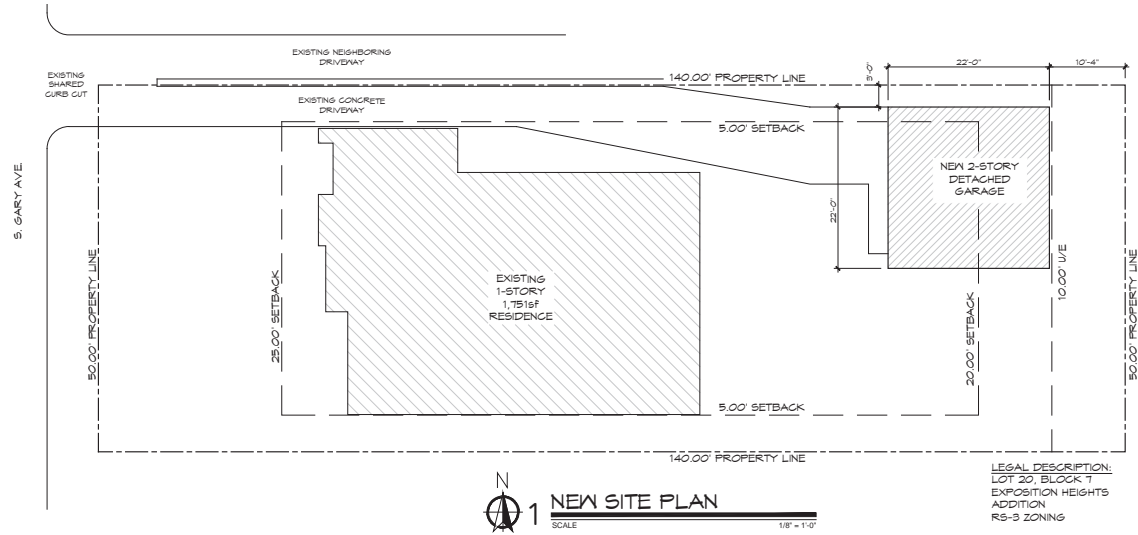
7 JUNE, 2023

SCALE: AS NOTED

GARAGE SITE
PLANS

SHEET:

SP1.0



[illegible]

CLYDE RESIDENCE
1619 S. GARY E AVE
TULSA, OK. 74104

7 JUNE, 2023

SCALE: AS NOTED

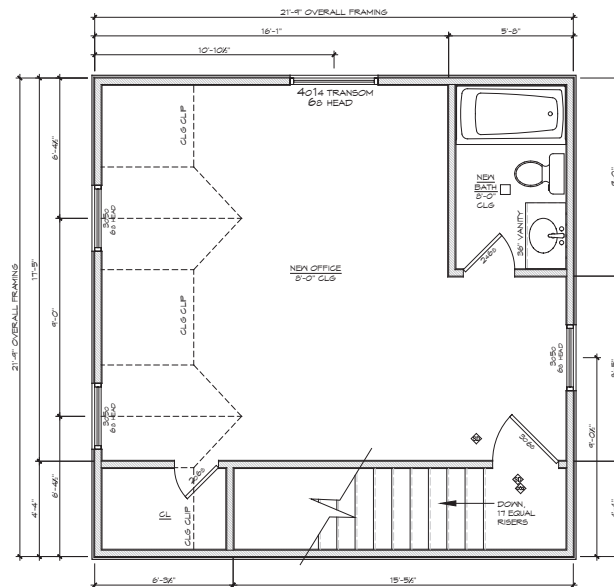
GARAGE FLOOR PLANS

SHEET:

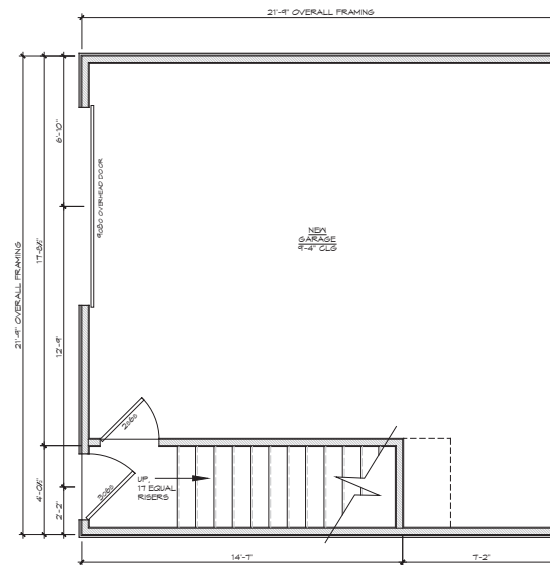
A1.0

- GENERAL NOTES:

1. ALL INTERIOR DIMENSIONS ARE TAKEN FROM OUTSIDE FACE OF 2x4 STUD RAIL. G-1/2" TO BE ATTACHED FOR INTERIOR FINISH. SEE SECTION 05110 FOR DETAILS. ALL SILL PLATES TO BE TREATED LUMBER IN ANCHORS 8" x 24" O.C.
2. ALL INTERIOR STUDS ARE 2x4 UNLESS NOTED OTHERWISE. INTERIOR STUDS TO BE SPACED FROM 16" TO 24" O.C.
3. OFFICE NEED KNOCKS TO BE APPLIED AND MEET EXTERIOR REQUIREMENTS
4. ALL INTERIOR SILL BELONG 3/8" OFF OR ADJACENT TO EXTERIOR STUDS TO USE TEMPERED STAFF GLAZING
5. GELLY STRUCTURE TO BE 2x12 JOISTS IN 16" O.C. FLOOR DECKING TO 12" x 4" plywood. GLEED 2x12 JOISTS
6. SLAB IS 4" 2800PSI CONCRETE IN 4" 6" 24" EXACT AT MID-DEPTH OVER VAPOR BARRIER OVER 4" CRUSHED GRAVEL AT 12" O.C.
7. ALL REAR WALLS SHALL BE 8" MIN. THICK. ALL STAIR STRINGER HEIGHT SHALL BE A MAXIMUM OF 15". ALL STAIR STRINGER TO BE 2x12 MIN. THICK AND ANGLED STRONGER TO 12" O.C.
8. ALL EXTERIOR LOAD BEARING OPERATIONS: (2) 2x6 MINIMUM HEADERS, (2) 2x12 AT GARAGE OVERHEAD DOORS
9. INSULATION
10. ALL INTERIOR WALLS TO HAVE MIN. R-8 BATT INSULATION, ATTIC SPACE TO HAVE MIN. R-35 BLOWN-IN CELLULOSE INSULATION
11. ALL INTERIOR FINISH TO BE 1/2" GYP BOARD UNLESS NOTED
12. DOOR TO GARAGE SHALL BE 20 MINUTE RATED SOLID CORE GORE DOOR EQUIPPED WITH SELF-CLOSING DEVICE
13. ALL INTERIOR INTERIOR FINISH TO HAVE MIN. G-1/2" GYP BOARD FINISH ON ALL SURFACES, INCLUDING AREAS UNDER STAIRS
14. EXHAUST FAN UNPLUG LIGHT KIT
15. GELLY MOUNTED SMOKE DETECTOR
16. GELLY MOUNTED CARBON MONOXIDE DETECTOR



N
2 SECOND FLOOR PLAN
SCALE 3/8" = 1'-0"



N
1
FIRST FLOOR PLAN
SCALE 3/8" = 1'-0"

NO.	DATE	REVISION

CLYDE RESIDENCE
1619 S. GARY E AVE
TULSA, OK. 74104

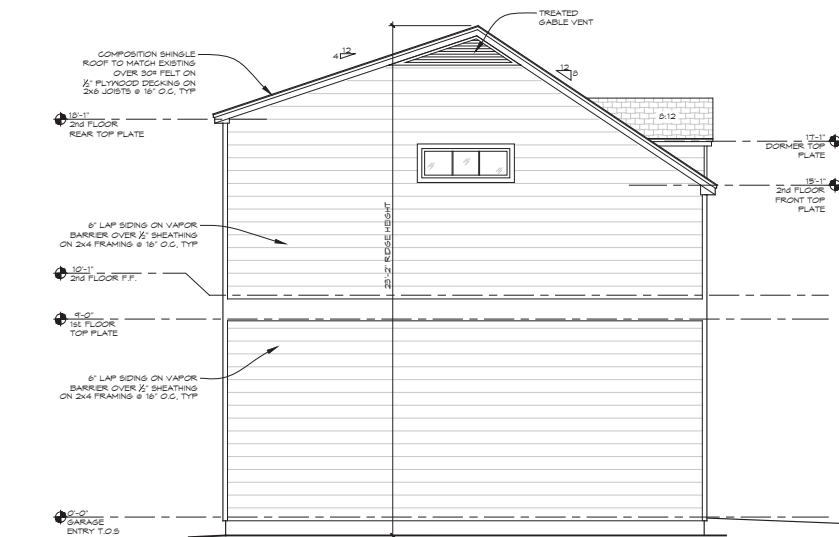
7 JUNE, 2023

SCALE: AS NOTED

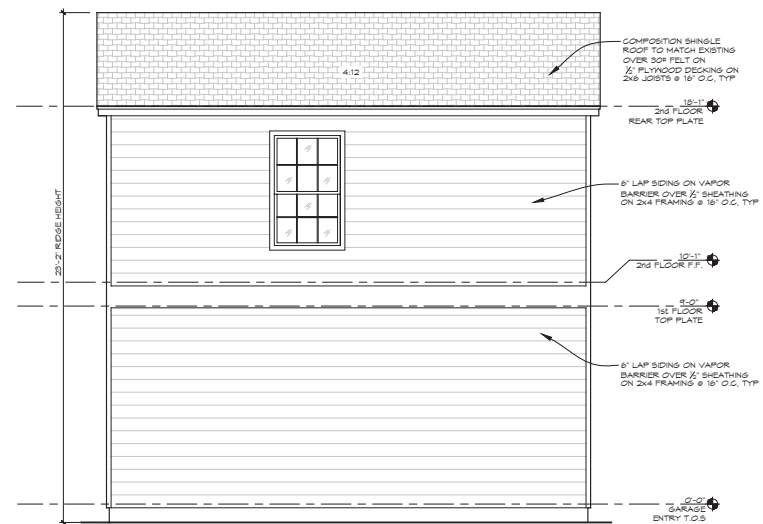
ELEVATIONS

SHEET:

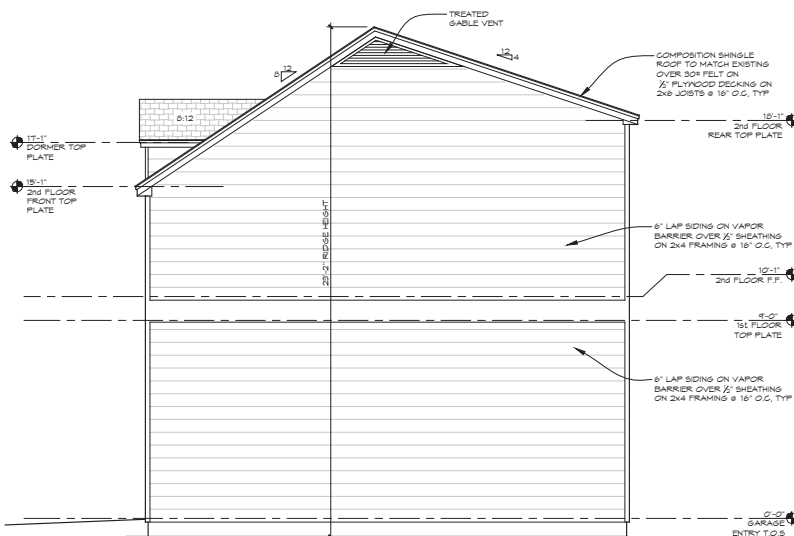
A2.0



4 NORTH ELEVATION
SCALE 3/8" = 1'-0"



3 EAST ELEVATION
SCALE 3/8" = 1'-0"



2 SOUTH ELEVATION
SCALE 3/8" = 1'-0"



1 WEST ELEVATION
SCALE 3/8" = 1'-0"



CITY OF Tulsa

Board of Adjustment

Case Number: BOA-23566

Hearing Date: 09/12/2023 1:00 PM

Case Report Prepared by:

Sean Wallace

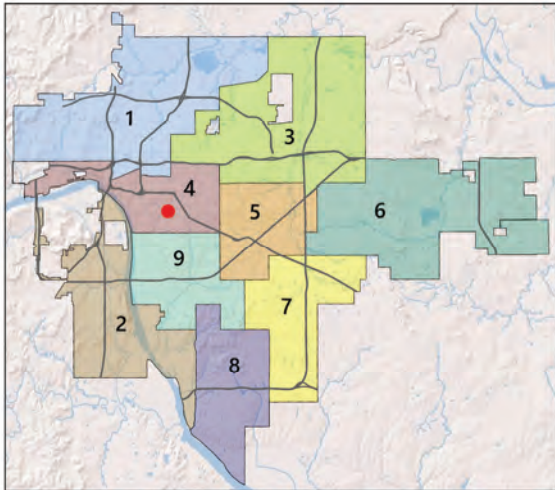
Owner and Applicant Information:

Applicant: Tom Neal

Property Owner: Kyle & Adrienne Kleckner

Action Requested: Variance to allow a Detached Accessory Building/ Dwelling Unit to exceed one story or 18-feet in height and to exceed 10-feet in height to the top of the top plate in the rear setback (Section 90.090-C2); Special Exception to allow an Accessory Dwelling Unit in an RS-2 District (45.031-D)

Location Map:



Additional Information:

Present Use: Residential

Tract Size: 0.26 acres

Location: 2142 E 25 PL S

Present Zoning: RS-2



S LEWIS AVE

E 23RD ST S

E 24TH ST S

S JUNIS AVE

E 25TH ST S

S YORKTOWN AVE

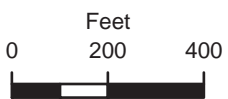
E 25TH PL S

E 26TH ST S

E 26TH PL S

S JUNIS AVE

E 27TH ST S



Subject
Tract

BOA-23566

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2021



6.2



E 25TH ST S

E 25TH PL S

S ZUNIS AVE

E 26TH ST S

Feet
0 100 200



Subject
Tract

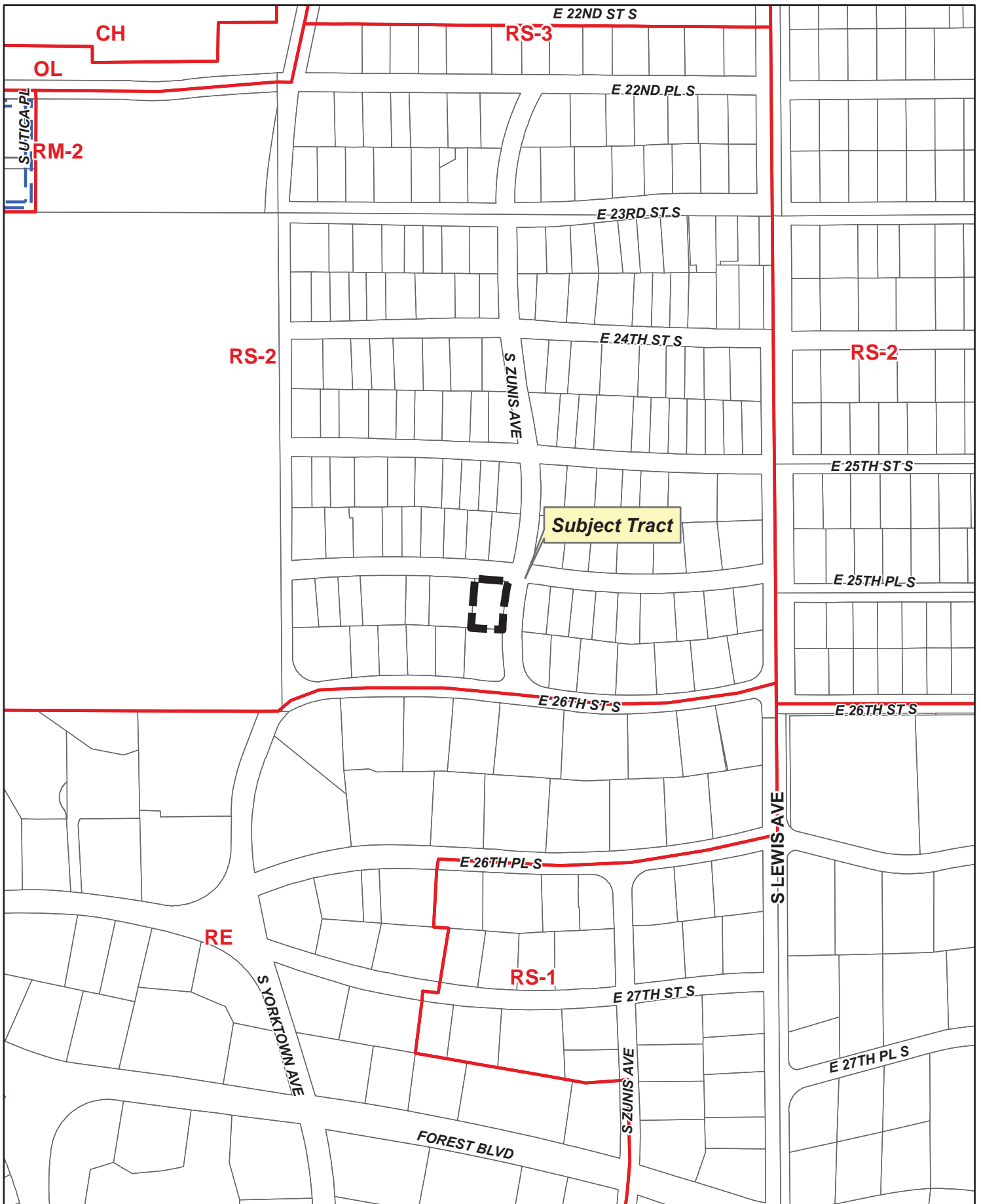
BOA-23566

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2021



6.3



BOA-23566

**BOARD OF ADJUSTMENT
CASE REPORT**

STR: 9318
CD: 4

Case Number: **BOA-23566**

HEARING DATE: 09/12/2023 1:00 PM

APPLICANT: Tom Neal

ACTION REQUESTED: Variance to allow a Detached Accessory Building/ Dwelling Unit to exceed one story or 18-feet in height and to exceed 10-feet in height to the top of the top plate in the rear setback (Section 90.090-C2); Special Exception to allow an Accessory Dwelling Unit in an RS-2 District (45.031-D)

LOCATION: 2142 E 25 PL S

ZONED: RS-2

PRESENT USE: Residential

TRACT SIZE: 11526.02 SQ FT

LEGAL DESCRIPTION: ALL-LT-1-E.25-LT-2-BLK-7, WILDWOOD CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

RELEVANT PREVIOUS ACTIONS: None.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The Tulsa Comprehensive Plan identifies the subject property as part of a "Neighborhood."

Neighborhoods are "Mostly Residential Uses" which includes detached, missing middle, and multi-dwelling unit housing types. Churches, schools, and other low-intensity uses that support residents' daily needs are often acceptable, particularly for properties abutting Multiple Use, Local Center, or Regional Center land use areas. Multi-dwelling unit housing that takes access off of an arterial is considered Multiple Use, Local Center, or Regional Center. If a multi-dwelling unit housing property takes access off of a lower-order street separated from the arterial, then it would be considered Neighborhood.

STATEMENT OF HARDSHIP:

Tree destroyed the old garage - new garage approximate same size and location – adding guest bed for grandparents – limited space to do it. Additional square footage requires building up. Existing house (1936) and existing pool limit other options. Design was modified to minimize overall height. This neighborhood already has a number of garage apartments. This continues the pattern.

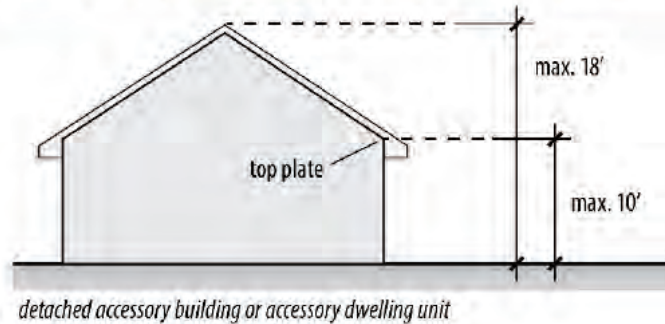
STAFF ANALYSIS:

The applicant is requesting a Variance to allow a Detached Accessory Building/ Dwelling Unit to exceed one story or 18-feet in height (24.9') and to exceed 10-feet in height to the top of the top plate in the rear setback (Section 90.090-C2); Special Exception to allow an Accessory Dwelling Unit in an RS-2 District (45.031-D)

Included in your packet is a copy of Sec. 45-031 of the Code.

- (1) The building does not exceed one story or 18 feet in height and is not more than 10 feet in height to the top of the top plate; and

Figure 90-9: Maximum Height of Accessory Buildings, Including Accessory Dwelling Units In Rear Setbacks (RE, RS and RD Districts or RM Zoned Lots Used for Detached Houses or Duplexes)



Applicant is requesting two-story, 24-foot and 9-inch structure.

Facts staff finds favorable for variance request:

- Two story detached garages are not uncommon in the immediate area.

Facts staff find unfavorable for the variance request:

- The presence of the pool of pool a self-imposed hardship.
- Garage that is being replaced is not two-story.

SAMPLE MOTION:

Special Exception:

Move to _____ (approve/deny) a Special Exception to allow an Accessory Dwelling Unit in an RS-2 District (45.031-D).

- Per the Conceptual Plan(s) shown on page(s) _____ of the agenda packet.
- Subject to the following conditions (including time limitation, if any):
_____.

The Board finds that the requested Special Exception will be in harmony with the spirit and intent of the Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Variance:

Move to _____ (approve/deny) a Variance to allow a Detached Accessory Building/ Dwelling Unit to exceed one story or 18-feet in height and to exceed 10-feet in height to the top of the top plate in the rear setback (Section 90.090-C2);

- Finding the hardship(s) to be _____.
- Per the Conceptual Plan(s) shown on page(s) _____ of the agenda packet.
- Subject to the following conditions _____.

In granting the **Variance** the Board finds that the following facts, favorable to the property owner, have been established:

- a. That the physical surroundings, shape, or topographical conditions of the subject property would result in unnecessary hardships or practical difficulties for the property owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;*
- b. That literal enforcement of the subject zoning code provision is not necessary to achieve the provision's intended purpose;*
- c. That the conditions leading to the need of the requested variance are unique to the subject property and not applicable, generally, to other property within the same zoning classification;*
- d. That the alleged practical difficulty or unnecessary hardship was not created or self-imposed by the current property owner;*
- e. That the variance to be granted is the minimum variance that will afford relief;*
- f. That the variance to be granted will not alter the essential character of the neighborhood in which the subject property is located, nor substantially or permanently impair use or development of adjacent property; and*
- g. That the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of this zoning code or the comprehensive plan.”*



Subject Property



Subject Property

supporting structure (excluding any guy lines) to the nearest point on the residential zoning district boundary line, excluding R-zoned freeways.

Section 45.030 Accessory Buildings and Carports in R Districts

45.030-A Accessory Building Size

1. RE and RS-1 Districts

In RE and RS-1 districts, the total aggregate floor area of all detached accessory buildings, including accessory dwelling units, and accessory buildings not erected as an integral part of the principal residential building may not exceed 750 square feet or 40% of the floor area of the principal residential structure, whichever is greater. [1]

2. RS-2, RS-3, RS-4, RS-5 and RM Districts

In RS-2, RS-3, RS-4, RS-5, or RM zoned lots used for detached houses or duplexes, the total aggregate floor area of all detached accessory buildings, including accessory dwelling units, and accessory buildings not erected as an integral part of the principal residential building may not exceed 500 square feet or 40% of the floor area of the principal residential structure, whichever is greater. [1]

[1] For detached accessory buildings, including accessory dwelling units, located within rear setbacks see [90.090-C](#).

45.030-B Carports

Carports are allowed in R zoning districts. Any carport that occupies all or a portion of the street setback or street yard area must be approved in accordance with the special exception procedures of [Section 70.120](#) and comply with the regulations of [90.090-C1](#).

Section 45.031

ADU, Accessory Dwelling Units in R, AG, and AG-R Districts

Section 45.031-A Definition

A dwelling unit that is located in an accessory building on the same lot as a detached house to which it is accessory and subordinate.

Examples of ADUs include carriage houses, garage apartments, and mother-in-law flats.

Section 45.031-B Purpose

1. The purpose of allowing accessory dwelling units within R, AG, and AG-R districts is to:
 - a. accommodate new housing units while preserving the character of existing neighborhoods;
 - b. allow efficient use of the city's existing housing stock and infrastructure;
 - c. provide housing options and choices that respond to varying income levels, changing household sizes and lifestyle needs; and

- d. provide a means for residents—particularly seniors, single parents, and empty-nesters—to remain in their homes and neighborhoods, and obtain extra income, security, companionship and assistance.
2. The ADU supplemental regulations are also intended to help ensure that that new buildings and modifications to existing buildings are designed with sensitivity to their context in terms of building placement, proportions, building materials, and similar design features.

Section 45.031-C Applicability

These regulations apply to all accessory dwelling units, as defined by Section 45.031-A.

Section 45.031-D Regulations

1. Where Allowed

Accessory dwelling units are allowed by special exception in RE, RS, AG, and AG-R districts on lots occupied by a detached house. Accessory dwelling units are allowed by right in RD, RT, RM and RMH districts on lots occupied by a detached house.

2. Number

No more than one accessory dwelling unit is allowed per lot.

3. Methods of Creation

An accessory dwelling unit may be created only through the following methods:

- a. Constructing an accessory dwelling unit on a lot with a new or existing detached house; or
- b. Converting or increasing existing floor area within an accessory building on a lot with an existing detached house.

4. Density (Minimum Lot Area and Lot Area per Unit)

No additional lot area or lot area per unit is required for the accessory dwelling unit.

5. Open space (Minimum open space per unit)

No additional open space is required for the accessory dwelling unit.

6. Accessory Dwelling Unit Size

a. RE and RS-1 Districts

In RE and RS-1 districts, the total aggregate floor area of all detached accessory buildings, including accessory dwelling units, may not exceed 750 square feet or 40% of the floor area of the principal residential structure, whichever is greater. [1]

b. RS-2, RS-3, RS-4, RS-5, and RM Districts

In RS-2, RS-3, RS-4, RS-5 or RM zoned lots used for detached houses, the total aggregate floor area of all detached accessory buildings, including accessory dwelling units, may not exceed 500 square feet or 40% of the floor area of the principal residential structure, whichever is greater. [1]

[1] For detached accessory buildings, including accessory dwelling units, located within rear setbacks, see §90.090-C2.

7. Building and Fire Codes

All accessory dwelling units are subject to applicable building and fire codes.

8. Additional Regulations for Accessory Dwelling Units

a. Entrances

Building entrances to accessory dwelling units may not face the nearest side or rear property line unless there is an alley abutting that property line.

b. Setbacks

An accessory dwelling unit must be located at least 10 feet behind the detached house. This required 10-foot separation distance must be open from the ground to the sky except that it may include walkways, patios, decks and similar structures that do not exceed 30 inches in height above finished grade.

c. Exterior Finish Materials

The exterior finish material of any new accessory dwelling unit must be the same or visually match in type, size and placement, the exterior finish material of the detached house.

d. Roof Pitch

The roof pitch any new accessory dwelling unit must be the same as the predominant roof pitch of the principal building.

Section 45.040 Compressed Natural Gas (CNG) Refueling Appliances

Private (restricted access), consumer-oriented (home), CNG refueling appliances are permitted as an accessory use to lawfully established household living uses in all zoning districts.

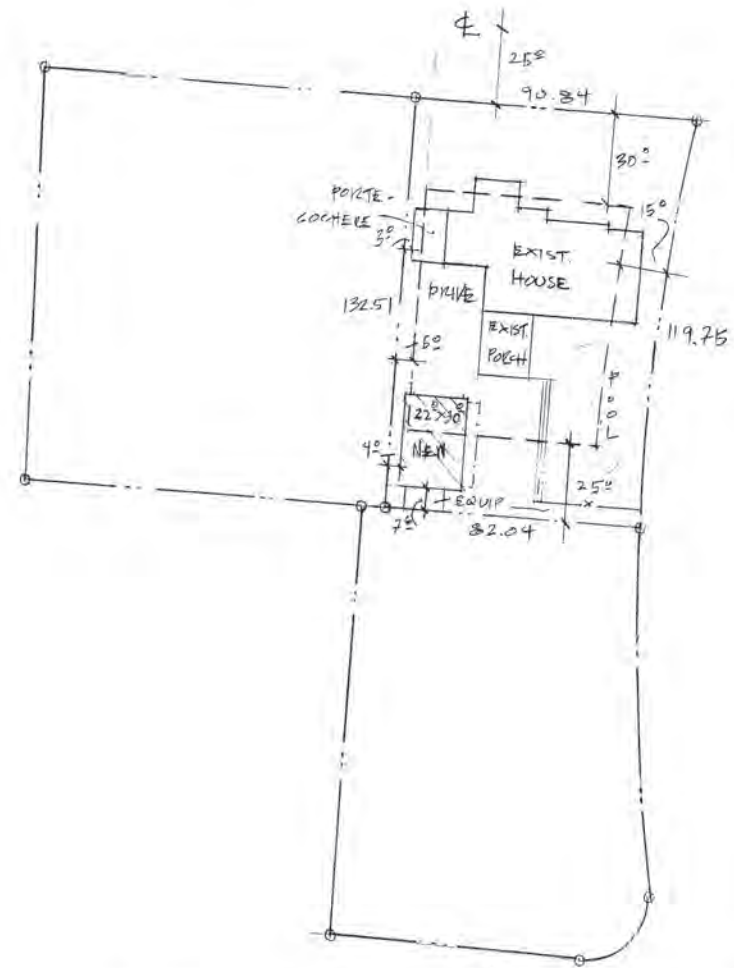
Section 45.050 Dumpsters

45.050-A Regulations

Dumpsters established or placed on or after the effective date specified in [Section 1.030](#) are subject to the following regulations:

- 1.** Dumpsters may only be placed with the written permission of the owner of the subject property.
- 2.** Dumpsters must be located on a dustless, all-weather surface.
- 3.** Dumpsters may not:
 - a.** Obstruct motorized or non-motorized traffic;
 - b.** Reduce any sidewalk or walkway designed for the passage of pedestrians to less than 5 feet in width;

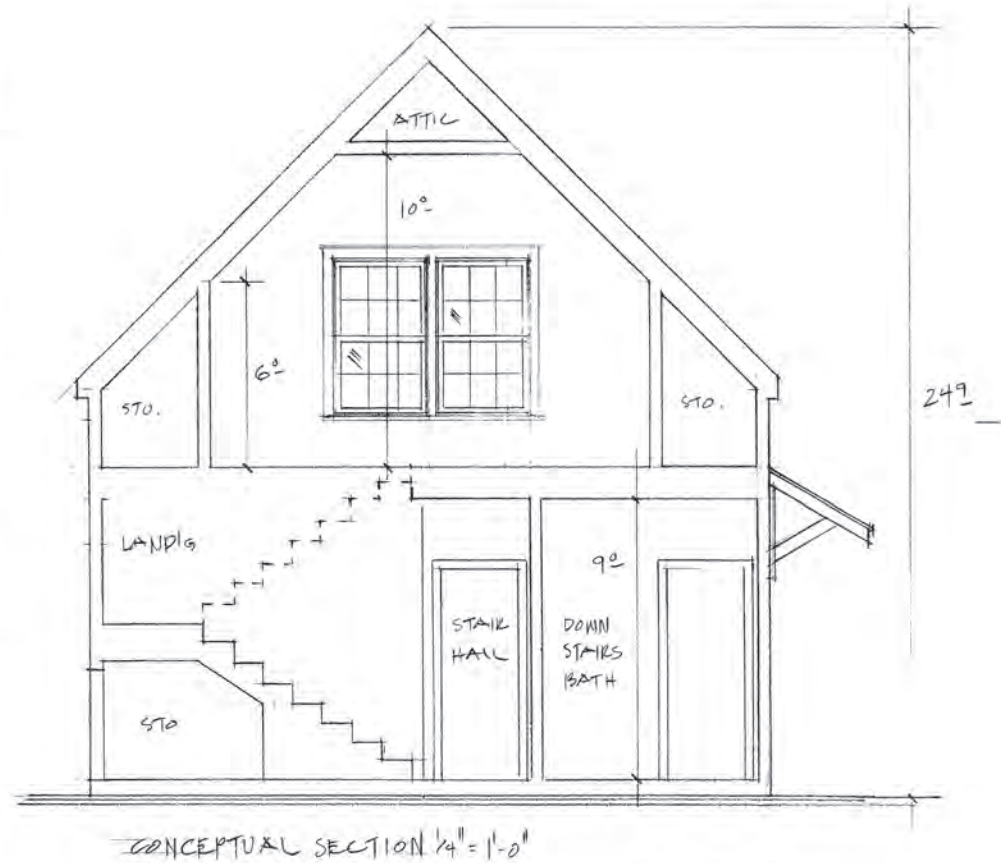
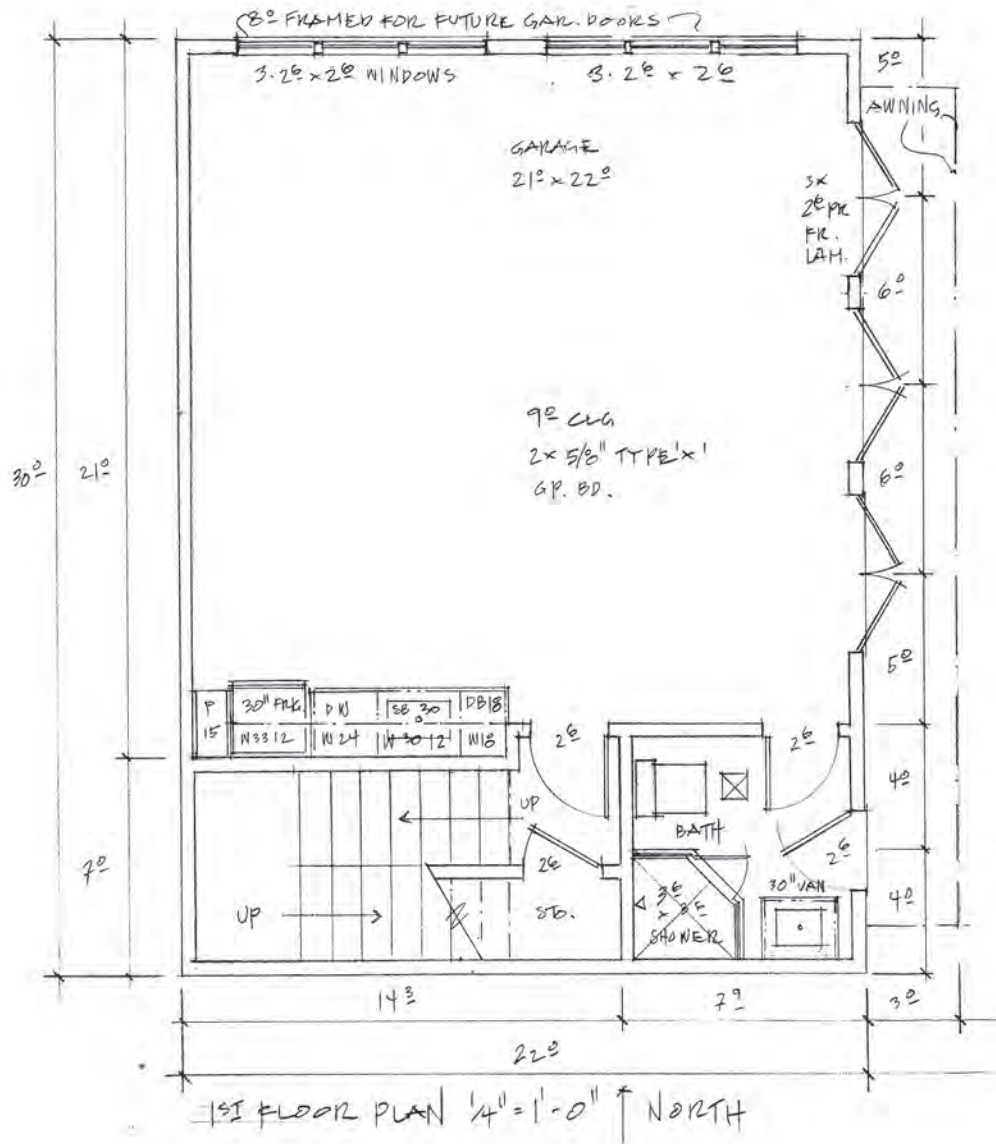
SECTION
TO GO
HERE



SITE DRAINAGE PLAN 1" = 40' ↑ NORTH
 40% OF 3821 S.F. HOUSE = 1528 S.F.
 APV: 1020 S.F. 2 FLOORS, TOP PLATE: 125
 RIDGE = 24' REQ. REAR YD: 2050 S.F.
 25% COVERAGE = 952 S.F. ACTUAL: 396 S.F.

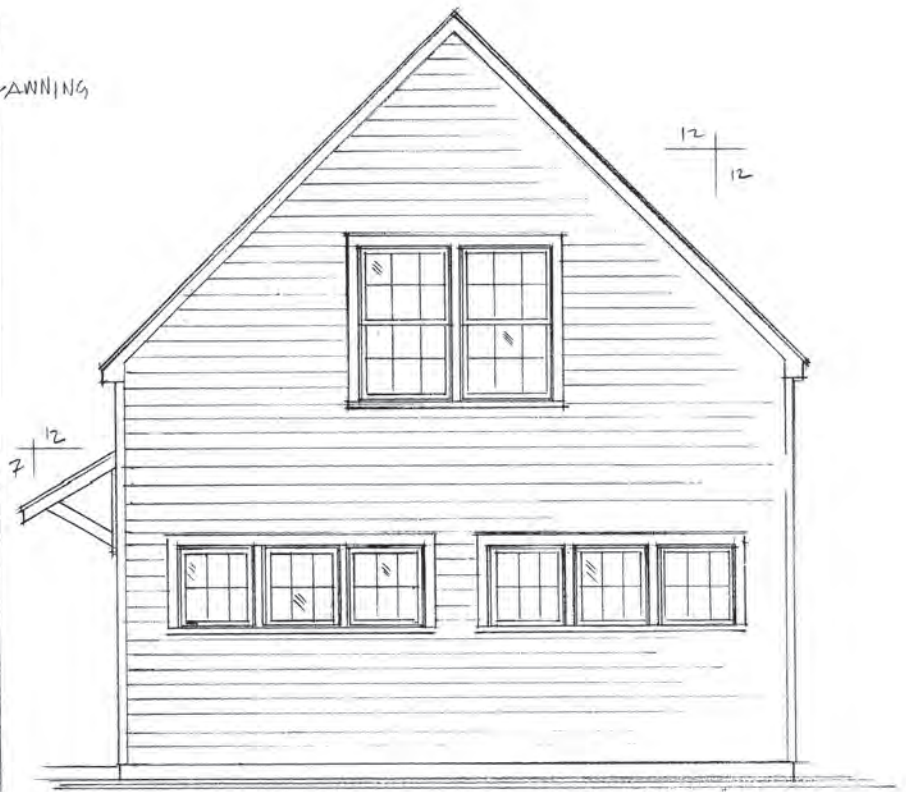
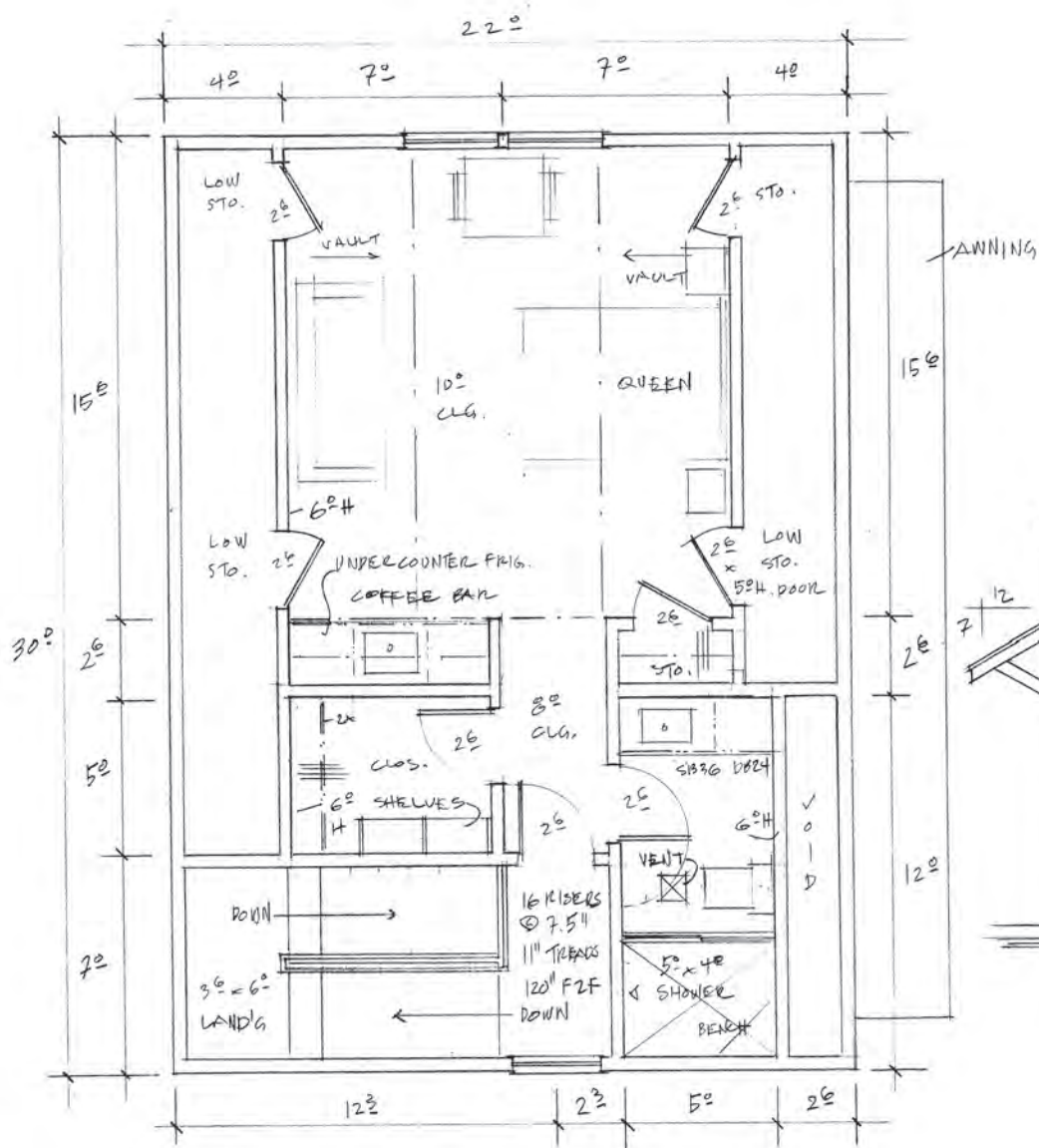
KLECKNERS
 2142 EAST 25 PLACE
 TULSA, OKLA 8-2023

MINOR
 DESIGN



KLECKNERS
2142 EAST 25 PLACE
TULSA, OKLA 8-2023

CONCEPTUAL
DESIGN
1/4" = 1'-0"



KLECKNERS
2142 EAST 25 PLACE
TULSA-OKLA 8.2023

NEAL
BENTON
ARCHITECTS
P.C.



CITY OF Tulsa

Board of Adjustment

Case Number: BOA-23567

Hearing Date: 09/12/2023 1:00 PM

Case Report Prepared by:

Sean Wallace

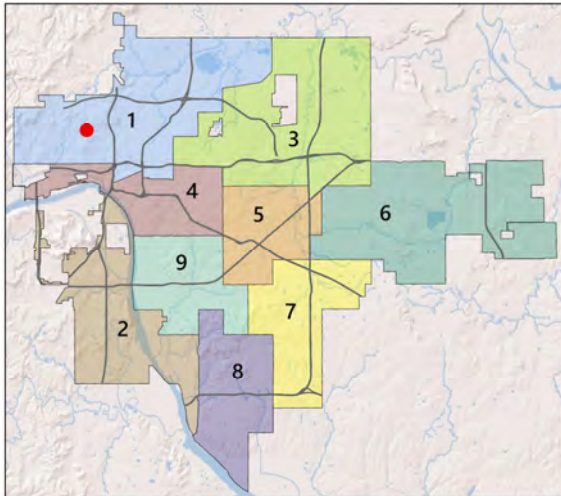
Owner and Applicant Information:

Applicant: Walter Moore

Property Owner: Tulsa Public Schools

Action Requested: Special Exception to permit a Dynamic Display sign in a Residential District containing a School Use (Sec. 60.050-B.2.c) Special Exception to permit a dynamic display sign within 200-feet of Residentially Zoned Lots (Sec. 60.100-F)

Location Map:

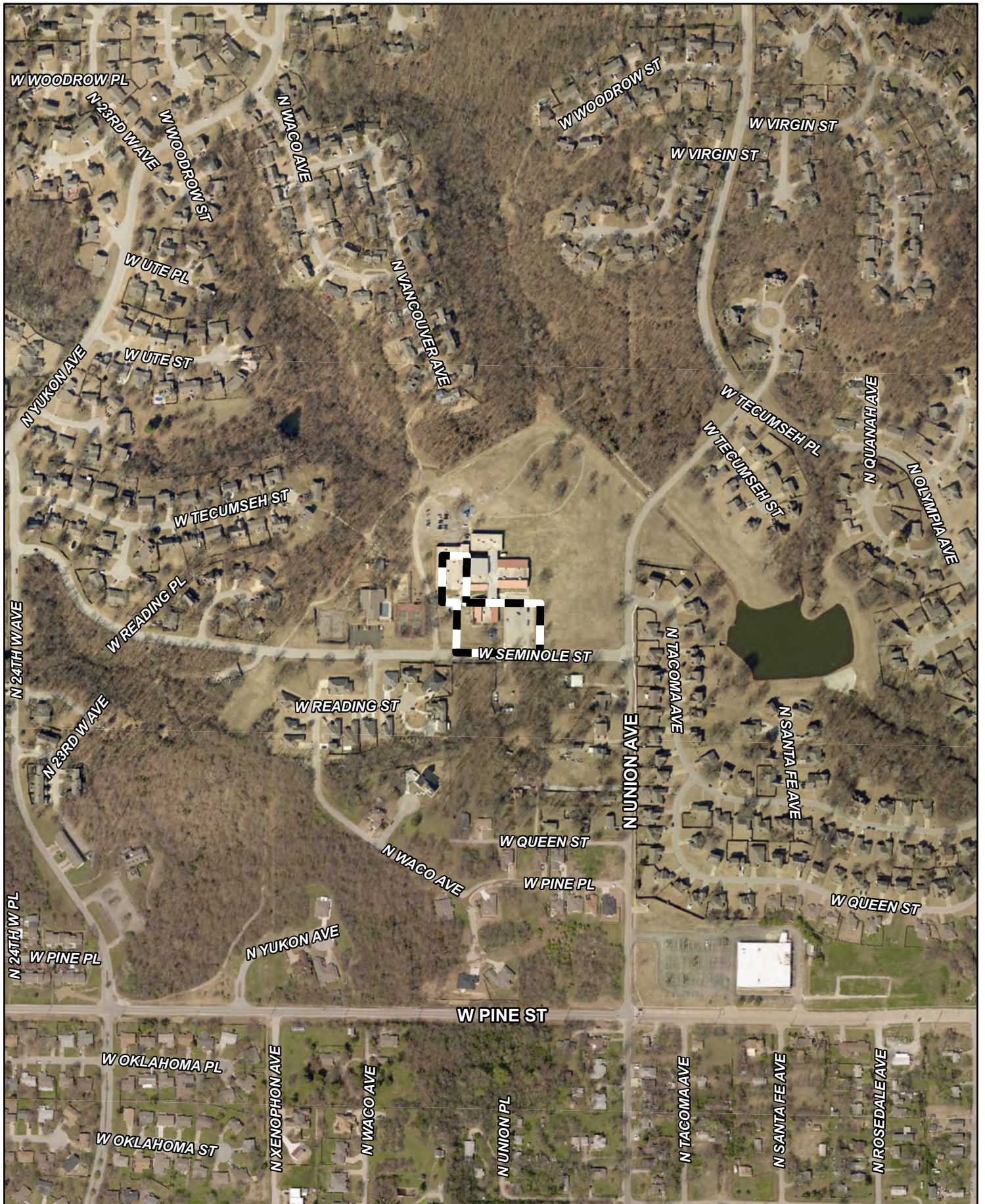


Additional Information:

Present Use: School

Location: 1789 W. Seminole St. N.

Present Zoning: RS-3



0 200 400
Feet

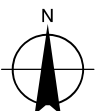


Subject
Tract

BOA-23567

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2021



7.2



Feet
0 100 200

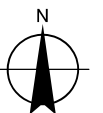


Subject
Tract

BOA-23567

Note: Graphic overlays may not precisely
align with physical features on the ground.

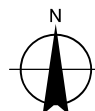
Aerial Photo Date: 2021



7.3



BOA-23567



**BOARD OF ADJUSTMENT
CASE REPORT**

STR: 9202

Case Number: **BOA-23567**

CD: 1

HEARING DATE: 09/12/2023 1:00 PM

APPLICANT: Walter Moore

ACTION REQUESTED: Special Exception to permit a Dynamic Display sign in an Residential District containing a School Use (Sec. 60.050-B.2.c) Special Exception to permit a dynamic display sign within 200-feet of Residentially Zoned Lots (Sec. 60.100-F)

LOCATION: 1789 W. Seminole St. N.

ZONED: RS-3

PRESENT USE: School

TRACT SIZE:

LEGAL DESCRIPTION: 27-20-12 PART SE NW-BEG N 89-12-01 W 657.27'-N 0-47-59 E 60' OF CENTER OF SEC-N 0-47-59 E 199' -S 89-12-01 E 309'-S 0-47-51 W 199'-N 89-12-01 W 309' TO POB, BEG 657.27' W & 259' N OF CTR SEC 27-E 34'-N 130.25'-E 1.25' -N 42.25'-W 91.50'-S 172.5'- E 56.25' TO BEG (.36A)

RELATIONSHIP TO THE COMPREHENSIVE PLAN: The Tulsa Comprehensive Plan identifies the subject property as part of a "Neighborhood."

Neighborhoods are "Mostly Residential Uses" which includes detached, missing middle, and multi-dwelling unit housing types. Churches, schools, and other low-intensity uses that support residents' daily needs are often acceptable, particularly for properties abutting Multiple Use, Local Center, or Regional Center land use areas. Multi-dwelling unit housing that takes access off an arterial is considered Multiple Use, Local Center, or Regional Center. If a multi-dwelling unit housing property takes access off a lower-order street separated from the arterial, then it would be considered Neighborhood.

STAFF ANALYSIS:

The applicant is requesting Special Exceptions to permit a Dynamic Display sign for the Greenwood Leadership Academy in a Residential District and within 200-feet of Residentially Zoned Lots.

Included in your packet are the standards for Sec. 60.050 and 60.100 for Dynamic Display signs.

SAMPLE MOTION:

Move to _____ (approve/deny) a **Special Exception** to to permit a Dynamic Display sign in an Residential District containing a School Use (Sec. 60.050-B.2.c) and a **Special Exception** to permit a dynamic display sign within 200-feet of Residentially Zoned Lots (Sec. 60.100-F)

Per the Conceptual Plan(s) shown on page(s) _____ of the agenda packet.

- Subject to the following conditions (including time limitation, if any):
_____;

The Board finds that the requested Special Exception will be in harmony with the spirit and intent of the Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Wall Signs

Nonresidential uses in R, AG, and AG-R districts are allowed a maximum of one wall sign per public building entrance. No individual wall sign may exceed 32 square feet in area. In buildings with multiple public building entrances, the sign area of all wall signs may not exceed 32 square feet in the aggregate.

Freestanding Signs

Nonresidential uses in R, AG, and AG-R districts are allowed a maximum of one freestanding sign per street frontage. Allowed freestanding signs are subject to a maximum height limit of 20 feet and may not exceed 32 square feet in area or 0.20 square feet of sign area per linear foot of street frontage, whichever is greater, but in no case may the sign exceed 150 square feet in area. The maximum sign area calculation must be based on the street frontage to which the sign is oriented.

Dynamic Displays

Dynamic displays are prohibited in R, AG, and AG-R districts except that on a lot occupied by an allowed public, civic or institutional use, the board of adjustment is authorized to approve a special exception for the allowed wall sign or the allowed freestanding sign to include a dynamic display.

- (1) The allowed dynamic display component may not exceed 32 square feet in area, and no more than one (wall or freestanding) dynamic display is allowed per street frontage.
- (2) The sign area allowed for a dynamic display is not in addition to the maximum sign area allowed for a wall or freestanding sign, but rather is counted as part of the maximum area of a wall or freestanding sign.
- (3) Dynamic displays in R, AG, and AG-R districts may operate only between the hours of 7:00 a.m. and 9:00 p.m. unless otherwise expressly approved through the special exception process.
- (4) Dynamic displays are subject to the dynamic display regulations of [Section 60.100](#).

Section 60.060 Signs in Office Zoning Districts

60.060-A Applicability

The regulations of this section apply to signs in all office zoning districts. See also the general regulations of [Section 60.040](#).

60.060-B Signs Allowed

1. In addition to any sign exceptions allowed pursuant to [Section 60.030](#), and any development identification sign allowed pursuant to [§60.060-B2](#), lots in office zoning districts are allowed a maximum of one on-premise sign per street frontage. The allowed on-premise sign may be a wall sign, a projecting sign or a freestanding sign. Roof signs and off-premise outdoor advertising signs are prohibited in office districts.

2. Nonresidential development areas are subject to the sign regulations that apply to CS districts.

Section 60.100

Dynamic Displays

The supplemental regulations of this section apply to all signs with dynamic displays. Except as otherwise expressly stated, these regulations apply whether incorporated into off-premise outdoor advertising signs or on-premise signs that are allowed to include a dynamic display.

- 60.100-A** The images and messages displayed on a dynamic display must have a minimum dwell time of at least 8 seconds and may not contain any movement, animation, audio, video, pyrotechnics or other special effects.
- 60.100-B** The transition or change from one message to another must occur in one second or less and involve no animation or special effects.
- 60.100-C** The images and messages displayed must be complete in and of themselves within the required dwell time.
- 60.100-D** Dynamic displays may not be located within 50 feet of the driving surface of a signalized intersection, measured horizontally in a straight line from the nearest point of the sign structure to the nearest point of the intersection.
- 60.100-E** Dynamic displays may not be located within or within 20 feet of the driving surface of a street, measured horizontally in a straight line from the nearest point of the sign structure to the nearest point of the street curb or edge of the traveled roadway marked or understood as such.
- 60.100-F** Dynamic displays may not be located within 200 feet of any of the following: (1) an R or AG-R district (other than street, highway or freeway right-of-way); (2) a residential development area. This separation distance does not apply if the dynamic display is not visible from the referenced district, area or lot, and the requirements may be modified in R, AG, and AG-R districts if approved through the special exception process. Required separation distances must be measured horizontally in a straight line from the nearest point on a sign structure to the nearest point of an R or AG-R district or residential development area boundary.
- 60.100-G** Dynamic displays must be equipped with a default mechanism that freezes the display in one position or presents a static or blank display if a malfunction occurs.
- 60.100-H** Dynamic displays must be equipped with a light detector/photocell that automatically adjusts the display's brightness according to natural ambient light conditions.
- 60.100-I** The maximum brightness level of a dynamic display may not exceed 6,500 nits (candelas per square meter) during daylight hours or 500 nits between 30 minutes after sunset and 30 minutes before sunrise, as those times are determined by the National Weather Service (Actual Time). Brightness must be measured from the brightest element of the sign's face.
- 60.100-J** Any off-premise outdoor advertising sign that includes a dynamic display that was lawfully established before January 1, 2010, must be separated by a minimum distance of 1,200 feet from any other off-premise outdoor advertising sign that includes a dynamic display. This spacing limitation does not apply between signs

separated by a freeway. The 1,200-foot distance must be measured in a straight line from the center of the subject sign structures, as located on the ground.

60.100-K Except as provided in [60.100-J](#), any off-premise outdoor advertising sign that includes a dynamic display and that was approved by a permit issued on or after January 1, 2009, must be separated by a minimum distance of 1,200 feet from any other off-premise outdoor advertising sign that includes a dynamic display facing the same traveled way. The 1,200-foot distance must be measured in a straight line from the center of the subject sign structures, as located on the ground.

Section 60.110 Administration

60.110-A Any person proposing to erect any sign requiring a sign permit must submit a sign permit application to the development administrator. Applications for such permit must be accompanied by detailed plans, including scaled drawings of the proposed sign, a detailed site plan and other information deemed necessary by the development administrator to determine compliance with applicable regulations.

60.110-B Sign permit fees must be paid prior to the issuance of a sign permit.

60.110-C If the work associated with a sign permit has not been completed within 180 days of the date of the issuance of the permit, such permit will lapse and become null and void.

Section 60.120 Nonconforming Signs

See [Section 80.060](#).

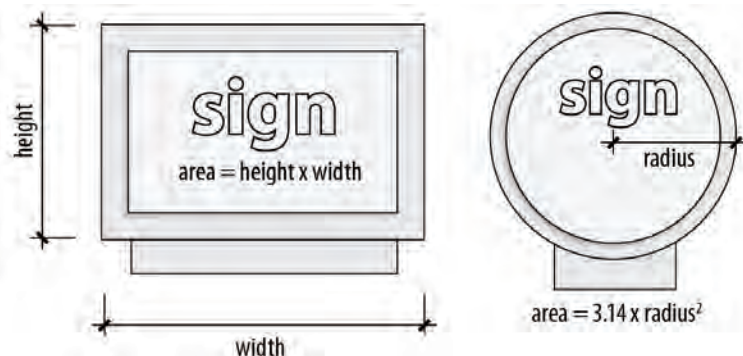
Section 60.130 Rules of Measurement

60.130-A Sign Area

1. Signs Enclosed in Frames or Cabinets

The area of a sign enclosed in a frame or cabinet is determined based on the outer dimensions of the frame or cabinet surrounding the sign face (see [Figure 60-2](#)).

Figure 60-2: Sign Area Measurement (Signs in Cabinets or Frames)



2. Channel (individual) Letter Signs

- The area of a sign comprised of individual letters or elements attached to a building wall is determined by calculating the area of the smallest

Files

Site Plan

Supported: .pdf

File

Overhead site Plan of Greenwood Learning Academy - 6-1-2023_v1.pdf

Version

1

Resubmit Instructions

Danny Whiteman:

Markups

Text

Added By

Page

Section 60.100-F, Dynamic Displays. Dynamic displays may not be located within 200 feet of any of the following: (1) an R or AG-R district (other than street, highway or freeway right-of-way); (2) a residential development area. This separation distance does not apply if the dynamic display is not visible from the referenced district, area or lot, and the requirements may be modified in R, AG, and AG-R districts if approved through the special exception process. Required separation distances must be measured horizontally in a straight line from the nearest point on a sign structure to the nearest point of an R or AG-R district or residential development area boundary. Review comments: There are residential zoned lots within 200' of this proposed dynamic display sign to the southeast. You may request a variance from the Board of Adjustment for a dynamic display sign to be located within 200' of an R district.

DWhiteman

1

Section 60.050, Signs in R and AG Zoning Districts. 60.050-B.2.c Dynamic displays are prohibited in R districts and AG districts except that on a lot occupied by an allowed public, civic or institutional use, the board of adjustment is authorized to approve a special exception for the allowed wall sign or the allowed freestanding sign to include a dynamic display. (1) The allowed dynamic display component may not exceed 32 square feet in area, and no more than one (wall or freestanding) dynamic display is allowed per street frontage. (2) The sign area allowed for a dynamic display is not in addition to the maximum sign area allowed for a wall or freestanding sign, but rather is counted as part of the maximum area of a wall or freestanding sign. (3) Dynamic displays in R districts and in AG districts may operate only between the hours of 7:00 a.m. and 9:00 p.m. unless otherwise expressly approved through the special exception process. (4) Dynamic displays are subject to the dynamic display regulations of Section 60.100. Review comments: The proposed freestanding sign with a dynamic display is located in a RS-3 zoning district and requires a special exception from the Board of Adjustment prior to issuance of a sign permit.

DWhiteman

1

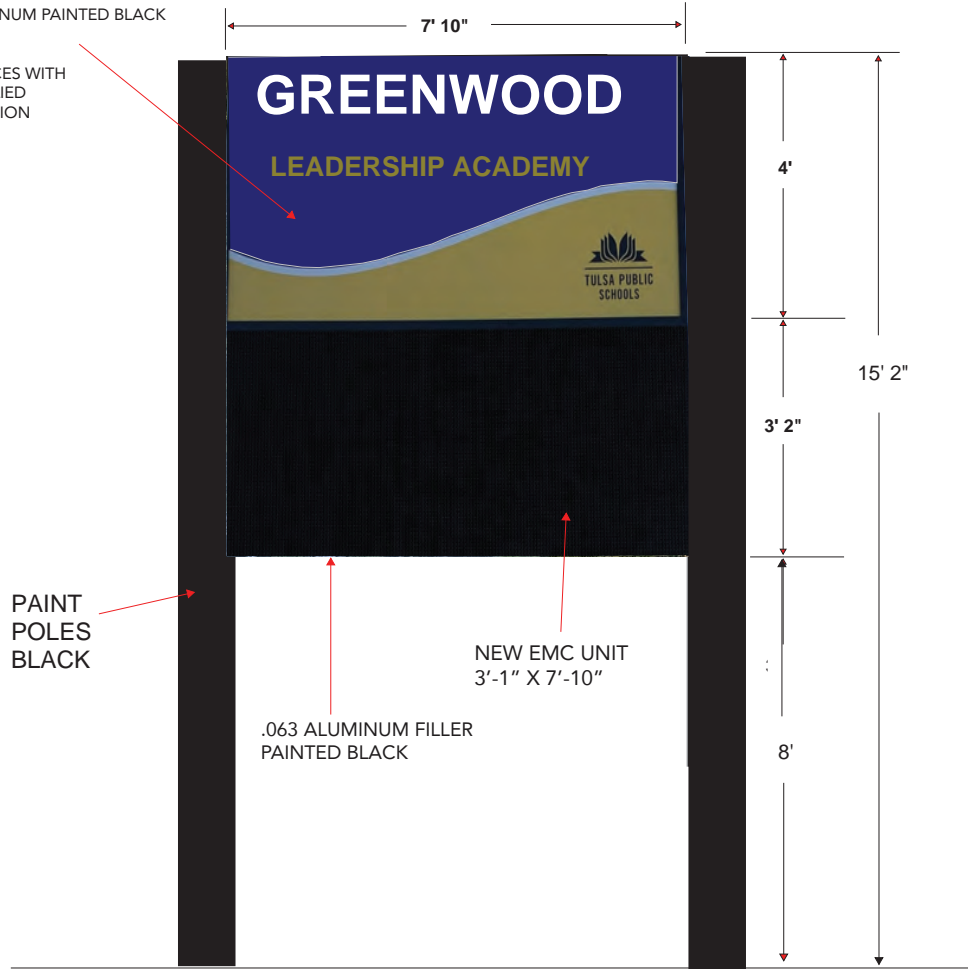


Greenwood Leadership Academy
1789 W Seminole Street North
Tulsa, OK

NEW CABINET
 4' X 7'-10"
 .063 P/F WHITE ALUMINUM PAINTED BLACK
 FILLER TBD
 1 1/2" RETAINERS
 3/16" WHITE PLEX FACES WITH
 VINYL GRAPHICS APPLIED
 WHITE LED ILLUMINATION



PROPOSED



A | ELEVATION
 SCALE: 3/8" = 1'-0"
 D/F ILLUMINATED



EXISTING

EXISTING CONDITIONS

THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF IMAGE BUILDERS, AND ARE THE RESULT OF ORIGINAL WORK BY IT'S EMPLOYEES. THEY ARE SUBMITTED FOR THE SOLE PURPOSE OF YOUR CONSIDERATION OF WHETHER TO PURCHASE THESE PLANS, OR TO PURCHASE FROM IMAGE BUILDERS, SIGNAGE MANUFACTURED IN ACCORDANCE TO THESE PLANS. DISTRIBUTION OR EXHIBITION OF THESE PLANS TO OTHERS IS EXPRESSLY FORBIDDEN. © 2019 I.B.



IMAGE BUILDERS
 image design • installation • maintenance • painting

☐ APPROVED AS SHOWN ☐ APPROVED AS NOTED
 X
 CLIENT NAME _____
 DATE _____

PROJECT/CLIENT NAME:
**GREENWOOD
 LEADERSHIP
 ACADEMY**

LOCATION:
 1789 W SEMINOLE ST
 TULSA, 74114
 ACCOUNT EXECUTIVE:
 RYAN NEUROHR

DESIGNER:
 BILL SAMPLE
 DATE OF ORIGINAL DWG:
 JUNE, 1, 2023

REVISION HISTORY:
 Revision 03
 JUNE, 1, 2023

SIGN TYPE/DESCRIPTION:
 D/F ILLUMINATED

SHEET NAME:
ST-1.0



CITY OF Tulsa

Board of Adjustment

Case Number: BOA-23568

Hearing Date: 09/12/2023 1:00 PM

Case Report Prepared by:

Sean Wallace

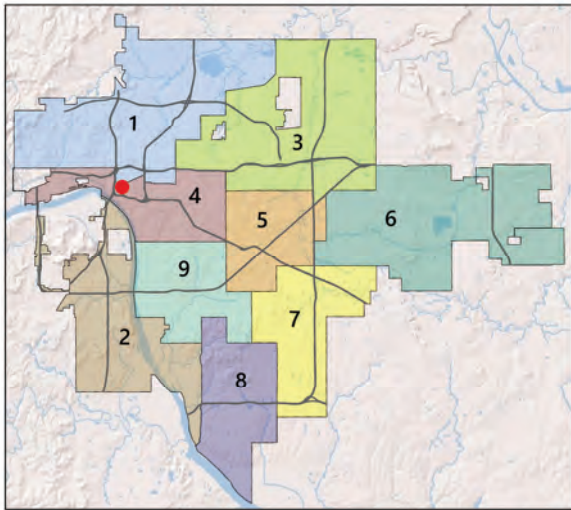
Owner and Applicant Information:

Applicant: City of Tulsa c/o Andy Blankenship

Property Owner: OSU/A&M Board of Regents

Action Requested: Variance to permit a wall and parking spaces inside the Right-of-Way (Sec. 90.090-A)

Location Map:



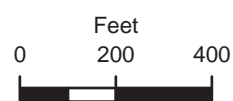
Additional Information:

Present Use: Governmental

Tract Size: 10.39 acres

Location: 440 S Houston Ave W

Present Zoning: CBD



Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2021



8.2



Feet
0 100 200



Subject
Tract

BOA-23568

Note: Graphic overlays may not precisely
align with physical features on the ground.

Aerial Photo Date: 2021



8.3



**BOARD OF ADJUSTMENT
CASE REPORT**

STR: 9202
CD: 4

Case Number: BOA-23568

HEARING DATE: 09/12/2023 1:00 PM

APPLICANT: City of Tulsa c/o Andy Blankenship

ACTION REQUESTED: Variance to permit a wall and parking spaces inside the Right-of-Way (Sec. 90.090-A)

LOCATION: 440 S HOUSTON AV W

ZONED: CBD

PRESENT USE: Government

TRACT SIZE: 452411.66 SQ FT

LEGAL DESCRIPTION: PRT BLKS 43 & 44 OWEN ADD & BLKS 127 128 & 156 ORIGINAL TOWN & VAC STREETS & ALLEYS BEG 20W & 70N SECR LT 1 BLK 127 TH S776.15 TH CRV RT99.00 SW649.35 N356 NW164.80 N154.81 NE109.94 SE130.10 NE10.83 E52.37 NE145 TH CRV RT 78.30 POB, OWEN ADDN AMD, TULSA-ORIGINAL TOWN CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

RELEVANT PREVIOUS ACTIONS: None.

RELATIONSHIP TO THE COMPREHENSIVE PLAN: The Tulsa Comprehensive Plan identifies the subject property as part of "Downtown."

The area within the Inner Dispersal Loop (IDL) highway is generally understood to be the downtown area of Tulsa. This area has fewer development limitations than most areas of the city, and a high density of employment, residential, mixed-use, commercial, retail, and institutional uses. Land uses and transportation infrastructure in this area should be primarily pedestrian-oriented, with parking either on-street, behind buildings, or in structured parking garages.

STATEMENT OF HARDSHIP: The proposed Oklahoma Psychiatric Care Center (from here referred to as OPCC) will be located in the northwest corner of an existing facility site, found at the northwest corner of the W. 7th Street and S. Houston Avenue intersection, see yellow boundary below. The existing building will remain and be renovated into the new Veterans Hospital in Tulsa (from here referred to as VHiT). The existing OPCC site has an existing retaining wall that is 15 feet in height, along the western edge. Because the VHiT building will remain, the existing OPCC site elevations cannot be altered enough to lower the necessary height for a new retaining wall. A new retaining wall along the western edge of the OPCC site is required for the building construction. This variance request is to construct a new retaining wall along the west edge of the OPCC site, with an approximate height that would match the existing wall height.

STAFF ANALYSIS:

The applicant is requesting a Variance to rebuild an existing retaining wall (and parking spaces) already within the Right-of-Way (Sec. 90.090-A)

Section 90.090 Setbacks

90.090-A Measurement

Required setbacks are measured from the applicable lot line, right-of-way, planned right-of-way or location referred to below. Building setbacks are measured to the nearest exterior building wall. Minimum setbacks that apply to other features (parking areas, fences, storage areas) are measured from the nearest point of the area or feature for which a setback is required. See [90.090-C](#) for information on structures and building features that are allowed to occupy setback and yard areas in R zoning districts. Unless otherwise expressly stated, no part of any structure may be located within the street right-of-way, nor within the planned

right-of-way of streets shown on the major street and highway plan, nor within 25 feet of the centerline of the right-of-way on streets not shown on the major street and highway plan. If a variance of the prohibition against location of a structure within the right-of-way or planned right-of-way is granted by the Board of Adjustment, no part of any structure may be located within the street right-of-way, nor within the planned right-of-way of streets shown on the major street and highway plan, nor within 25 feet of the centerline of the right-of-way on streets not shown on the major street and highway plan, unless a license has been granted by the city, in the case of the right-of-way, or a removal agreement has been entered into, in the case of the planned right-of-way.

Facts staff finds favorable for variance request:

- Retaining wall already exists within the right-of-way.

Facts staff find unfavorable for the variance request:

- None

SAMPLE MOTION:

Move to _____ (approve/deny) a **Variance** to permit a wall and parking spaces inside the Right-of-Way (Sec. 90.090-A)

- Finding the hardship(s) to be _____.
- Per the Conceptual Plan(s) shown on page(s) _____ of the agenda packet.
- Subject to the following conditions _____.

In granting the **Variance** the Board finds that the following facts, favorable to the property owner, have been established:

a. That the physical surroundings, shape, or topographical conditions of the subject property would result in unnecessary hardships or practical difficulties for the property owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;

b. That literal enforcement of the subject zoning code provision is not necessary to achieve the provision's intended purpose;

c. That the conditions leading to the need of the requested variance are unique to the subject property and not applicable, generally, to other property within the same zoning classification;

d. That the alleged practical difficulty or unnecessary hardship was not created or self-imposed by the current property owner;

e. That the variance to be granted is the minimum variance that will afford relief;

f. That the variance to be granted will not alter the essential character of the neighborhood in which the subject property is located, nor substantially or permanently impair use or development of adjacent property; and

g. That the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of this zoning code or the comprehensive plan."



Subject Property



Subject Property



1 2 3 4 5 6

F

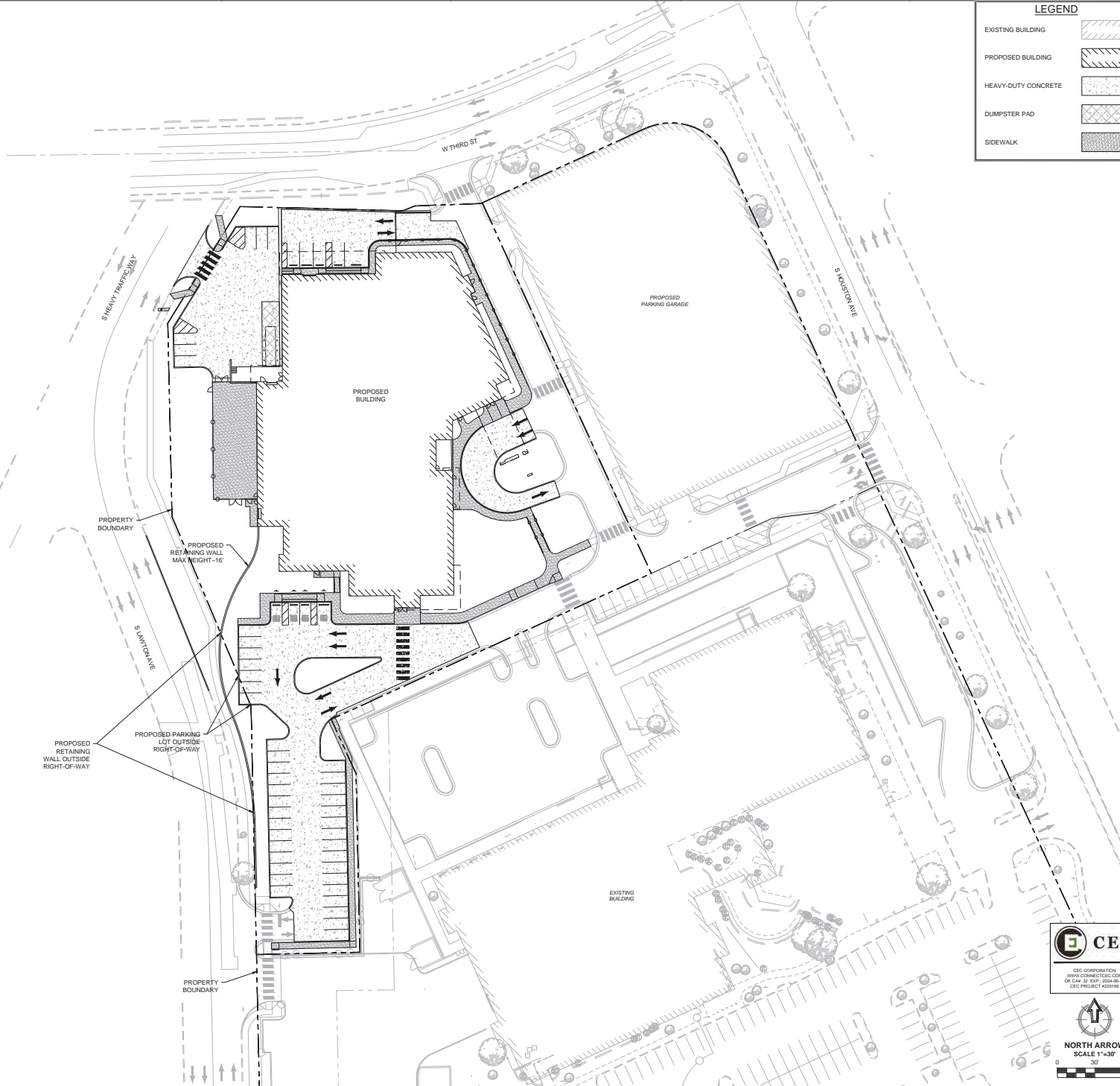
E

D

C

B

A



LEGEND	
EXISTING BUILDING	
PROPOSED BUILDING	
HEAVY-DUTY CONCRETE	
DUMPSTER PAD	
SIDEWALK	

Dewberry	
Architects	Dewberry Architects Inc. 1050 South Boulder Avenue Suite 400 Tulsa, OK 74119 918.255.0227
Client	CEC Corporation 1000 S Main Street Tulsa, OK 74119 918.823.9407
Structural	Wallace Design Collective 123 North 30th St. Suite 200 Tulsa, OK 74103 918.244.3808
MEP	EDA+FKI Engineers PC 10012 East 45th Street Suite 200 Tulsa, OK 74146 918.255.8880

OKLAHOMA DEPARTMENT OF MENTAL HEALTH AND
SUBSTANCE ABUSE SERVICES
OKLAHOMA PSYCHIATRIC CARE CENTER
396 South Houston Avenue West, Tulsa, OK 74127
50% CONSTRUCTION DOCUMENTS

SEAL
PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION



SCALE
AS SHOWN

REVISIONS		
NO.	DESCRIPTION	DATE

DRAWN BY: LJB
APPROVED BY: ALB
CHECKED BY: ALB
DATE: 19 July 2023

TITLE
**SITE PLAN
OVERALL**

PROJECT NO. 50142823

C-300

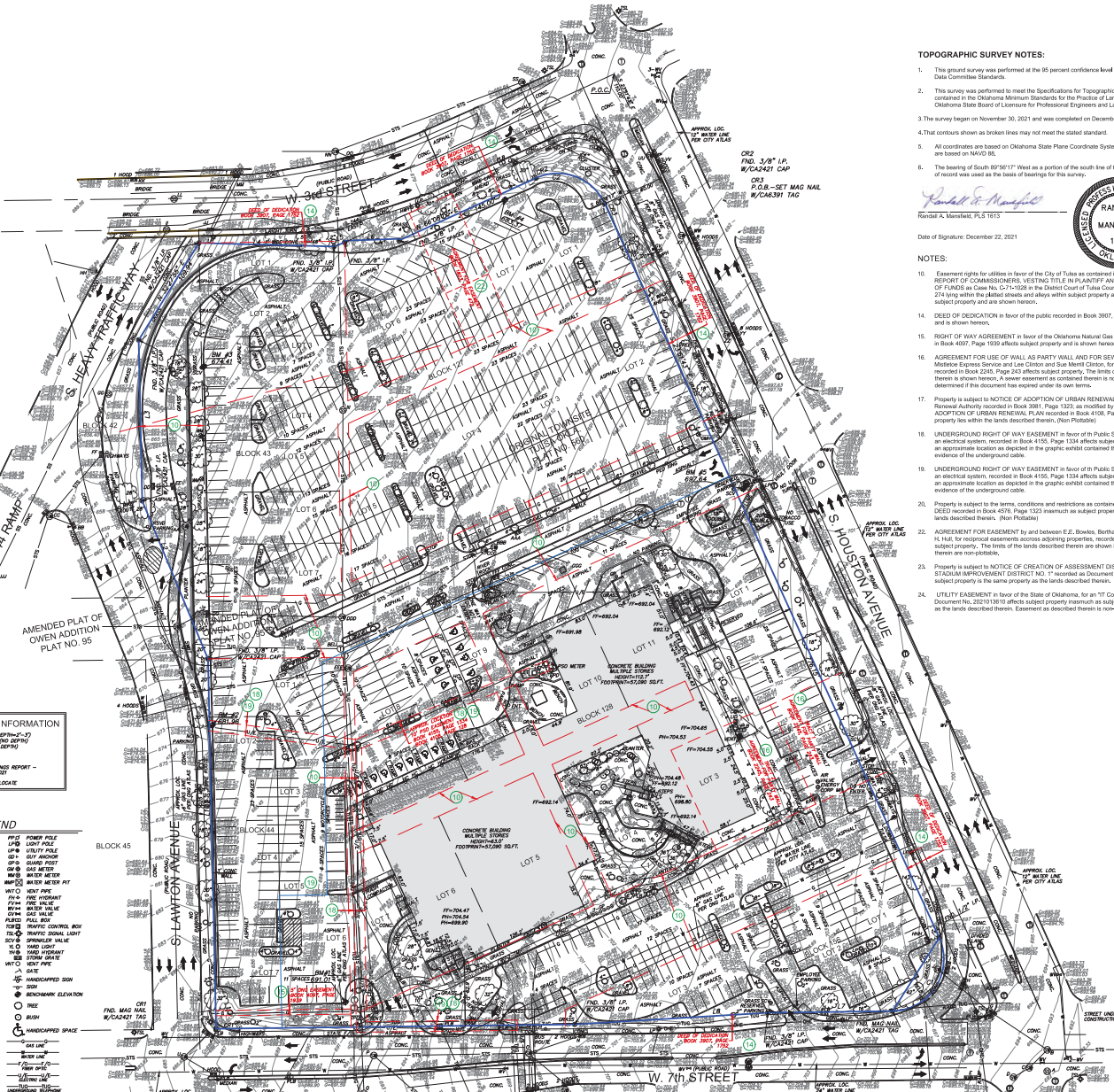
SHEET NO.

CEC CORPORATION
WWW.CONNECTCEC.COM
OK C-300-23 EXP. 12/31/26-25
CEC PROJECT #202196

NORTH ARROW
SCALE 1"=30'

0 30' 60'

8/9/2023 11:02:06 AM



8.10

**BOARD OF ADJUSTMENT
CASE REPORT**

STR: 9316

Case Number: **BOA-23569**

CD: 4

HEARING DATE: 09/12/2023 1:00 PM

APPLICANT: Mark Capron

ACTION REQUESTED: Variance to allow drive-through facilities to be located on the street-facing side of the property (Sec. 55.100-C.2)

LOCATION: SE/c of 21st St. S. and S. Vandalia

ZONED: CS,RS-3

PRESENT USE: Vacant

TRACT SIZE: 50751.96 SQ FT

LEGAL DESCRIPTION: PRT BLK 1 & PRT VAC 21 PL BEG NWC BLK 1 TH E197.04 S5 E59.08 SE APR 24.42 S124.96 CRV RT 54.03 W104.54 S15.97 W135 N197.80 POB, MAYO MEADOW EXTENDED CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

RELEVANT PREVIOUS ACTIONS:

Subject Property:

Z-7728: On 07.19.2023 the TMAPC voted to **Recommend approval** of a re-zoning from RS-3 to CS for the Southernmost portion of the subject property. The City Council will not hear this item until mid-September. Minutes from this case are attached to the staff report.

RELATIONSHIP TO THE COMPREHENSIVE PLAN: The Tulsa Comprehensive Plan identifies the subject property as part of a "Regional Center"

Existing regional trip generators define the Regional Centers in contrast to Local Centers. These centers should be the most connected land use pockets outside of downtown for public transit access and high-capacity arterial streets. New regional trip generators should be permitted in the area with special consideration given to the transportation access and circulation. Regional trip generators include universities, malls, large medical campuses, casinos, big-box shopping centers, and very large churches.

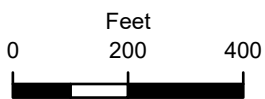
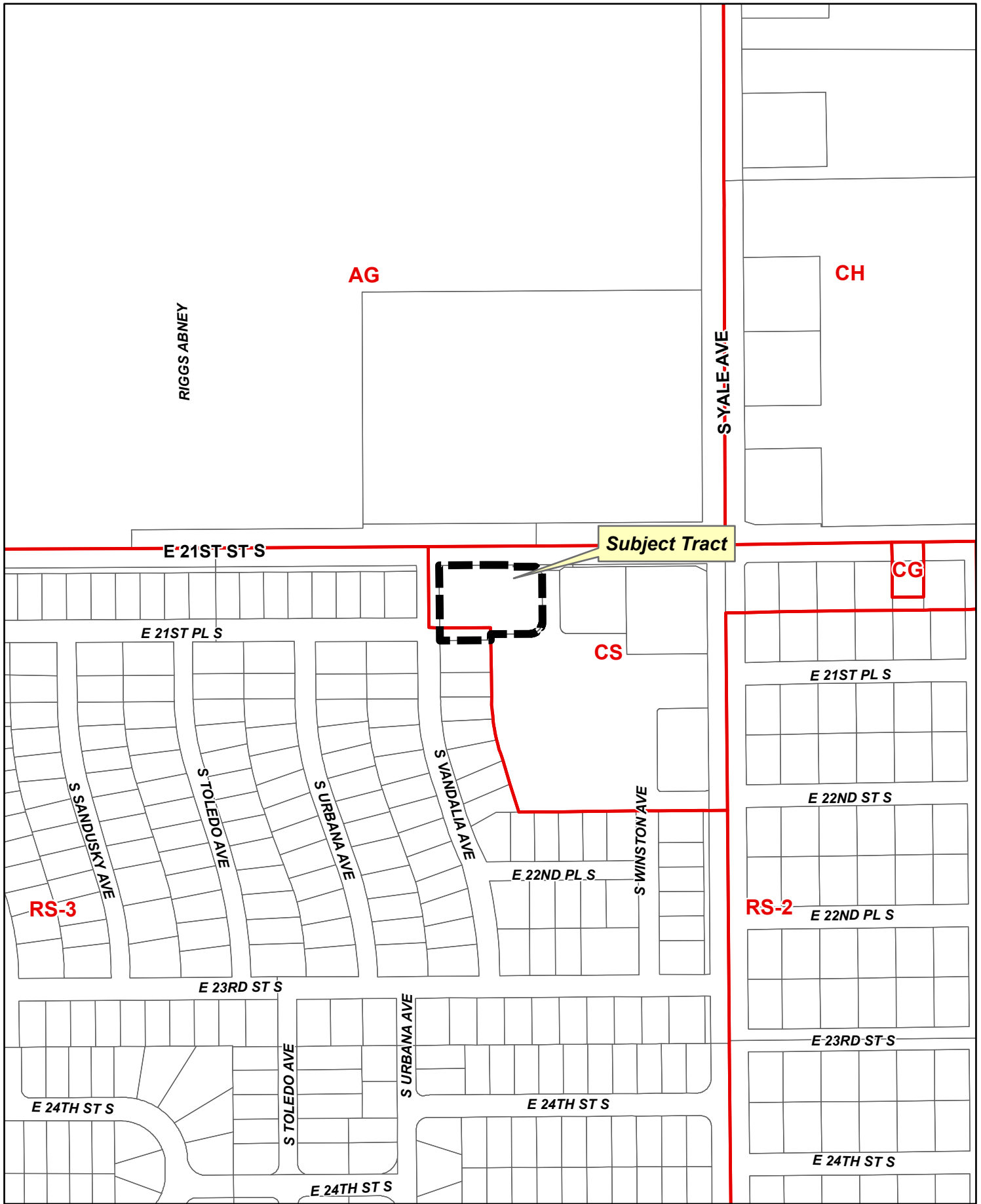
STAMENT OF HARDSHIP: Please see exhibit provided by applicant titled "Statement of Hardship" .

STAFF ANALYSIS: The applicant is requesting a **Variance** to allow drive-through facilities to be located on the street-facing side of the property (Sec. 55.100-C.2)

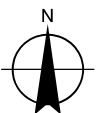
55.100-C Location and Design

1. Stacking lanes must be located on the subject property. They may not be located within required driveways or drive aisles, parking spaces or loading areas and may not interfere with access to parking and ingress and egress from the street.
2. All areas associated with drive-through facilities, including drive-through signs, stacking lanes, trash receptacles, loudspeakers and service windows must be located to the rear or on the non-street-facing side of the property. Drive-through lanes must be set back at least 10 feet from abutting R- or AG-R- zoned lots, and a screening wall or fence must be provided along the common lot line in accordance with the F1 screening fence or wall standards of [§65.070-C](#).

The site plan presented would have drive-through facilities facing both Vandalia and E. 21st St.



BOA-23569





0 200 400
Feet

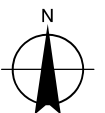


Subject
Tract

BOA-23569

Note: Graphic overlays may not precisely
align with physical features on the ground.

Aerial Photo Date: 2021



9.3



Feet
0 100 200

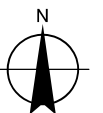


Subject
Tract

BOA-23569

Note: Graphic overlays may not precisely
align with physical features on the ground.

Aerial Photo Date: 2021



9.4

Facts staff finds favorable for variance request:

- None.

Facts Staff find unfavorable for the variance request:

- The applicant has not provided an explanation of how the elevation grade has caused any site design changes.
- The Southernmost portion is still zoned RS-3 pending the approval of Z-7728. The City Council will not act on this item until September 20th at the earliest. The Zoning Code prohibits using the use of RE-, RS-, RD- or RT-zoned land for access to any RM, O, C, or I zoning district, or the use of an RM district for access to any O, C, or I zoning district is prohibited unless permitted through an approved PUD or MPD (Sec. 5.040-H). Should the Board be inclined to support the variance request a condition restricting access unto Vandalia Ave. should be included or in the alternative the Board will need to continue the item until the City Council has made a final decision regarding the rezoning.

SAMPLE MOTION:

Move to _____ (approve/deny) a **Variance** to allow drive-through facilities to be located on the street-facing side of the property (Sec. 55.100-C.2):

- Finding the hardship(s) to be _____.
- Per the Conceptual Plan(s) shown on page(s) _____ of the agenda packet.
- Subject to the following conditions _____.

In granting the **Variance** the Board finds that the following facts, favorable to the property owner, have been established:

- a. That the physical surroundings, shape, or topographical conditions of the subject property would result in unnecessary hardships or practical difficulties for the property owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;*
- b. That literal enforcement of the subject zoning code provision is not necessary to achieve the provision's intended purpose;*
- c. That the conditions leading to the need of the requested variance are unique to the subject property and not applicable, generally, to other property within the same zoning classification;*
- d. That the alleged practical difficulty or unnecessary hardship was not created or self-imposed by the current property owner;*
- e. That the variance to be granted is the minimum variance that will afford relief;*
- f. That the variance to be granted will not alter the essential character of the neighborhood in which the subject property is located, nor substantially or permanently impair use or development of adjacent property; and*
- g. That the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of this zoning code or the comprehensive plan."*



Facing West from the Subject property down E. 21st. Pl.



Facing North from Vandalia



Proposed access point unto Vandalia from subject property. Property is currently zoned RS-3.

STATEMENT OF HARDSHIP
Provided by the Applicant.



August 10, 2023

Austin Chapman
City of Tulsa
City Experience
175 E 2nd Street, Suite 480
Tulsa, OK 74103-3227

Re: 7 Brew – Letter of Justification

Dear Mr. Chapman,

The attached application for variance is being submitted on behalf of the property owner, NDIFFER SHOPPING CENTERS, INC. The subject property and future development site for 7 Brew Coffee / Taco Bell is located on the southeast corner of East 21st Street South and South Vandalia Avenue. The site is approximately 1.18 acres in size and is primarily zoned Commercial Shopping (CS). A zoning application was submitted to the city on June 6th, 2023 to rezone a 0.18-acre portion of vacated right-of-way on the south west corner of the property from RS-3 to CS. At this time, the zoning application was approved by planning commission on July 19th and will be moving forward to city council.

Recently, a corrections summary was acquired from the city (BLDC-154858-2023) containing comments associated with a site plan for the subject property. The variance request is tied to one particular comment referencing Section 55.100-C.2 of the Tulsa Zoning Code, which states, "all areas associated with drive-through facilities, including drive-through signs, stacking lanes, trash receptacles, loudspeakers and service windows must be located to the rear or on the non-street-facing side of the property."

The proposed development includes a drive through coffee establishment located on the west side of the site and a fast-food restaurant located to the east. The design of this site has been substantially restricted due to a few factors. First, there is a thirteen (13') foot elevation difference between the southeast corner and northwest corner, limiting location and orientation options. Second, there is an existing no build area along the eastern side of the property. The above factors have limited options regarding design and orientation to meet the city's site design requirements, which include required parking, circulation, and appropriate drive through stacking which cannot conflict with drive alley circulation.

Regarding the 7 Brew coffee structure, the zoning code in its current state does not anticipate a no sit-down, drive-through only establishment. Such uses have grown in popularity since the pandemic. Establishments such as these require extensive drive-through lanes that account for 80% - 90% of circulation around the building to appropriately account for internal circulation and to ensure that stacking remains on site without extending onto the public roadways. According to the current zoning code, there is no orientation on this site that would conform to Section 55.100-C.2.

Lastly, to account for this modification we have made a focused effort to internalize the necessary parking toward the southeast portion of the site and incorporated the required landscaping to specifically buffer drive-through / stacking lanes from the public right-of-way and adjacent uses along the northern and western frontage. Please find attached a landscape site plan demonstrating these additional measures. If any questions arise, please let me know.

Sincerely,

Justin DeBruin
Wallace Design Collective
Justin.debruin@wallace.design



DEVELOPMENT SERVICES
175 E 2ND ST., STE 405
TULSA, OK 74103
918-596-9456

CITY OF TULSA

CORRECTIONS SUMMARY

Note (5)



Subject: Note
Page Label: 7
Status:
Author: danabox
Date: 7/25/2023 2:46:47 PM
Color: ■

Sec. 55.040-B Calculations

In calculating the number of parking spaces required for uses subject to a minimum parking ratio of "x" spaces per 1,000 square feet, first divide the floor area of the subject use by 1,000 and then multiply the result by "x."

Review Comment: Your plan indicates 3 available parking spaces. The proposed space is 510 sf / 1000 = .510 x 8.5/1000 = 4.335 or 5 spaces required. Provide a parking plan with 5 parking spaces.



Subject: Note
Page Label: 7
Status:
Author: danabox
Date: 7/25/2023 2:40:30 PM
Color: ■

Sec. 55.100-C Location and Design 2. All areas associated with drive-through facilities, including drive-through signs, stacking lanes, trash receptacles, loudspeakers and service windows must be located to the rear or on the non-street-facing side of the property.

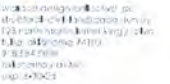
Review Comment: Provide a site plan with drive-through on non-street facing side of the property.



Subject: Note
Page Label: 16
Status:
Author: danabox
Date: 7/25/2023 3:00:41 PM
Color: ■

Sec. 65.040-C Requirements

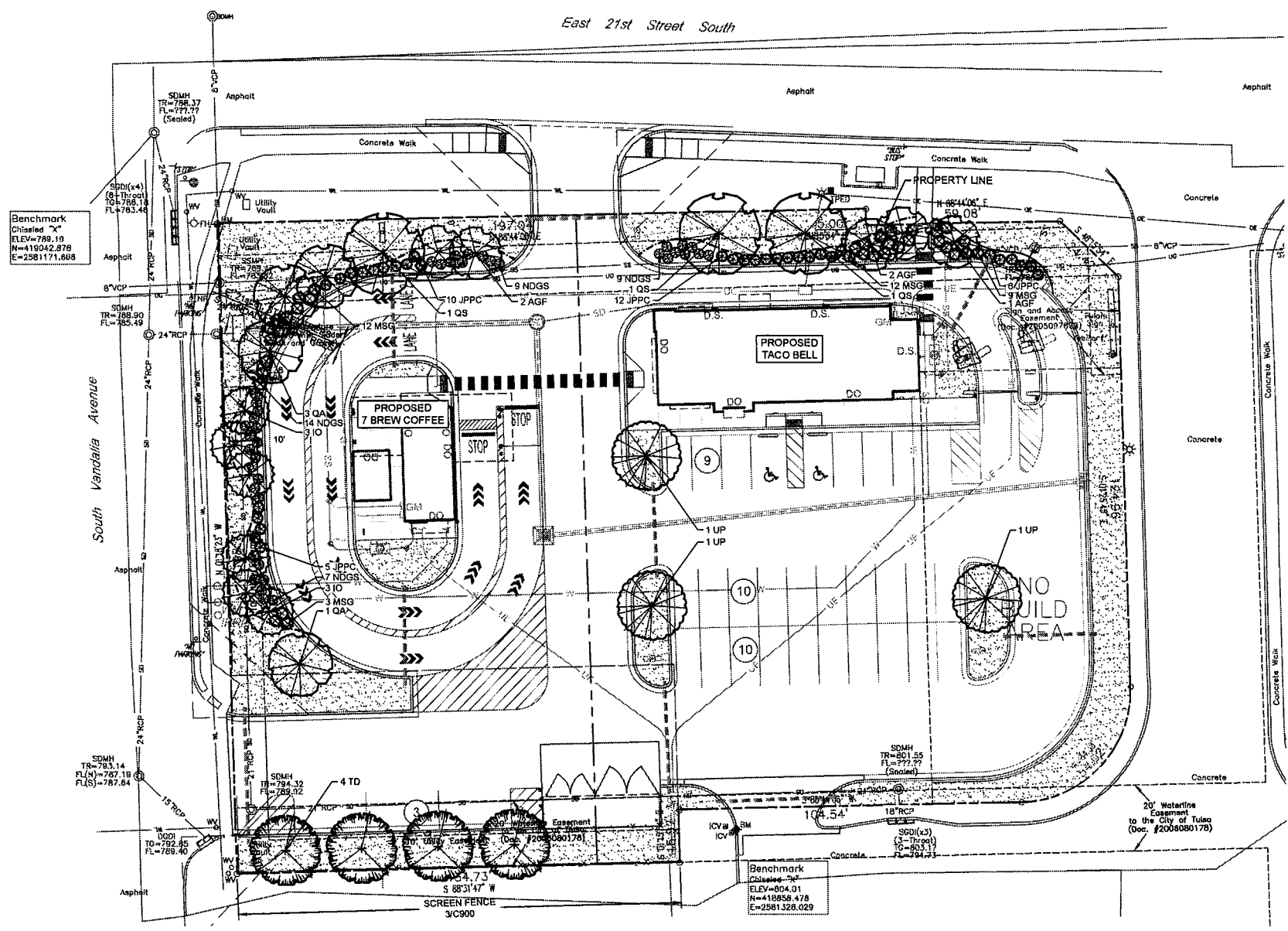
1. Number At least one large tree is required per 30 feet of street frontage. If large trees are not appropriate due to the presence of overhead lines, other obstructions or site visibility considerations, as determined by the land use administrator, at least one small tree is required per 25 feet of street frontage.
Review Comment: Provide a Landscape Plan that provides 1 large tree per 30 feet or 1 small tree per 25 feet.



E. 21ST ST. & S. VANDALIA AVE. IULSA, OK 74114

SHEET NO.
C400

[illegible]



LANDSCAPE SUMMARY		
STREET TREES		
REQUIRED		
1 SMALL TREE PER 25 LF OF STREET FRONTAGE OR		
1 LARGE TREE PER 30 LF OF STREET FRONTAGE		
EAST 21ST STREET (273 LF)		
PROVIDED		
5 LARGE TREES AT 30 LF	150 LF	
5 SMALL TREES AT 25 LF	125 LF	
TOTAL PROVIDED:	275 LF	
SOUTH VANDALIA AVENUE (198 LF)		
2 LARGE TREES AT 30 LF	60 LF	
6 SMALL TREES AT 25 LF	150 LF	
TOTAL PROVIDED:	210 LF	
INTERIOR PARKING LOT LANDSCAPING		
AREA	32 SPACES	
REQUIRED: 35 SF PER SPACE	1,120 SF	
PROVIDED:	1,512 SF	
TREES		
REQUIRED: 1 TREE PER 10 PARKING SPACES	3 TREES	
PROVIDED:	3 TREES	
VEHICULAR USE AREA BUFFERS		
REQUIRED: 1 TREE PER 25 FEET	88 LF	
PROPOSED:	4 TREES	

LEGEND	
	BERMUDAGRASS SOD
	STEEL EDGING 3/16" X4"
	IRRIGATION SLEEVE
	SIZE AND LOCATIONS SUBJECT TO CHANGE PER IRRIGATION DESIGN
	SITE DISTANCE TRIANGLE (35')

PLANT LIST					
QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	SPACING/REMARKS
TREES					
AGF 5	ACER GINNALA 'FLAME'	FLAME AMUR MAPLE	2" CAL./8' HT.	8&B	MULTI-STEM
JO 6	ILEX OPACA	AMERICAN HOLLY	6' HT.		MULTI-STEM
QA 4	QUERCUS ACUTISSIMA	SAWTOOTH OAK	2" CAL./12 HT.	8&B	MATCHED
QS 3	QUERCUS SHUMARDII	SHUMARD OAK	2" CAL./10' HT.	8&B	MATCHED
TD 4	TAXODIUM DISTICTUM	BALD CYPRESS	2" CAL./12 HT.	8&B	MATCHED
UP 3	ULMUS PARVIFOLIA	LACEBARK ELM	2" CAL./10' HT.	8&B	MATCHED
SHRUBS					
JPPC 33	JUNIPERUS X PFITZERIANA sp.	COMPACT PFITZER JUNIPER	18" HT.	5 GAL.	40" O.C.
MSG 36	MISCANTHUS SINENSIS 'GRAC	MAIDEN GRASS		5 GAL.	40" O.C.
NDGS 39	NANDINA DOMESTICA 'GULF S	GULF STREAM NANDINA	12" SP.	3 GAL.	3' O.C.
SOD AND ACCESSORIES					
-	CYNODON DACTYLON	COMMON BERMUDAGRASS			SOLID SOD, WEED FREE
ABBREVIATIONS: B&B: BALLED AND BURLAPED, CAL.: CALIPER, GAL: GALLON, HT.: HEIGHT, L.F.: LINEAR FOOT, MATCHED: WITHIN 5% OF SIZE AND SHAPE, STK: STAKED, O.C.: ON CENTER (APPROXIMATE), S.F.: SQUARE FOOT, SP.: SPREAD					

CERTIFICATION OF INSTALLATION

PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, WRITTEN CERTIFICATION SHALL BE SUBMITTED TO THE CITY BY AN ARCHITECT, LANDSCAPE ARCHITECT, ENGINEER OR OWNER AUTHORIZED TO DO BUSINESS IN THE STATE OF OKLAHOMA OR THE OWNER OF THE PROPERTY THAT THE INSTALLATION OF THE LANDSCAPING AND APPURTENANCES, EXCEPT TREES, ARE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN. PRIOR TO OR WITHIN 120 DAYS OF THE ISSUANCE OF THE OCCUPANCY PERMIT, WRITTEN CERTIFICATION BY AN ARCHITECT, LANDSCAPE ARCHITECT OR ENGINEER AUTHORIZED FOR BUSINESS IN THE STATE OF OKLAHOMA OR THE OWNER OF THE PROPERTY THAT ALL TREES HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN SHALL BE SUBMITTED TO THE CITY.

LANDSCAPE CERTIFICATE

WALLACE DESIGN COLLECTIVE, AN OKLAHOMA CORPORATION, AND THE UNDERSIGNED LICENSED LANDSCAPE ARCHITECT, DO HEREBY STATE THAT IN OUR PROFESSIONAL OPINION THE LANDSCAPE PLANS DESCRIBED HEREON ARE IN CONFORMANCE WITH THE REQUIREMENTS OF THE ZONING CODE OF THE CITY OF TULSA, OKLAHOMA.

811
Know what's below.
Call before you dig.

**CAUTION
NOTICE TO CONTRACTOR**

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES.

7 BREW COFFEE & TACO BELL

E. 21ST ST. & S. VANDALIA AVE. TULSA, OK 74114

REV	DESCRIPTION	DATE							
DATE		08/30/2023							
PROJECT NO.		2340114							
SHEET NAME									
LANDSCAPE PLAN									
SHEET NO.									
C900									

Notes

1. ABSTRACT OF TITLE OR ATTORNEY'S TITLE OPINION NOT AVAILABLE TO SURVEYOR AT DATE OF SURVEY.
2. THIS FIRM WAS CONTRACTED TO RESEARCH EASEMENTS OR ENCUMBRANCES OF RECORD. RESEARCH OF THE COUNTY RECORDS OR OTHER RECORD OFFICES WAS PERFORMED BY THIS FIRM. ALL EASEMENTS FOUND AFFECTING THE SUBJECT PROPERTY ARE SHOWN AND NOTED HEREON.
3. ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN. (CALL "OKIE" BEFORE DIGGING!)
4. THE VERTICAL DATUM FOR THIS SURVEY IS BASED ON GPS DATA (NAVD83).
5. THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED THE OKLAHOMA STATE PLANE COORDINATE SYSTEM NAD83.

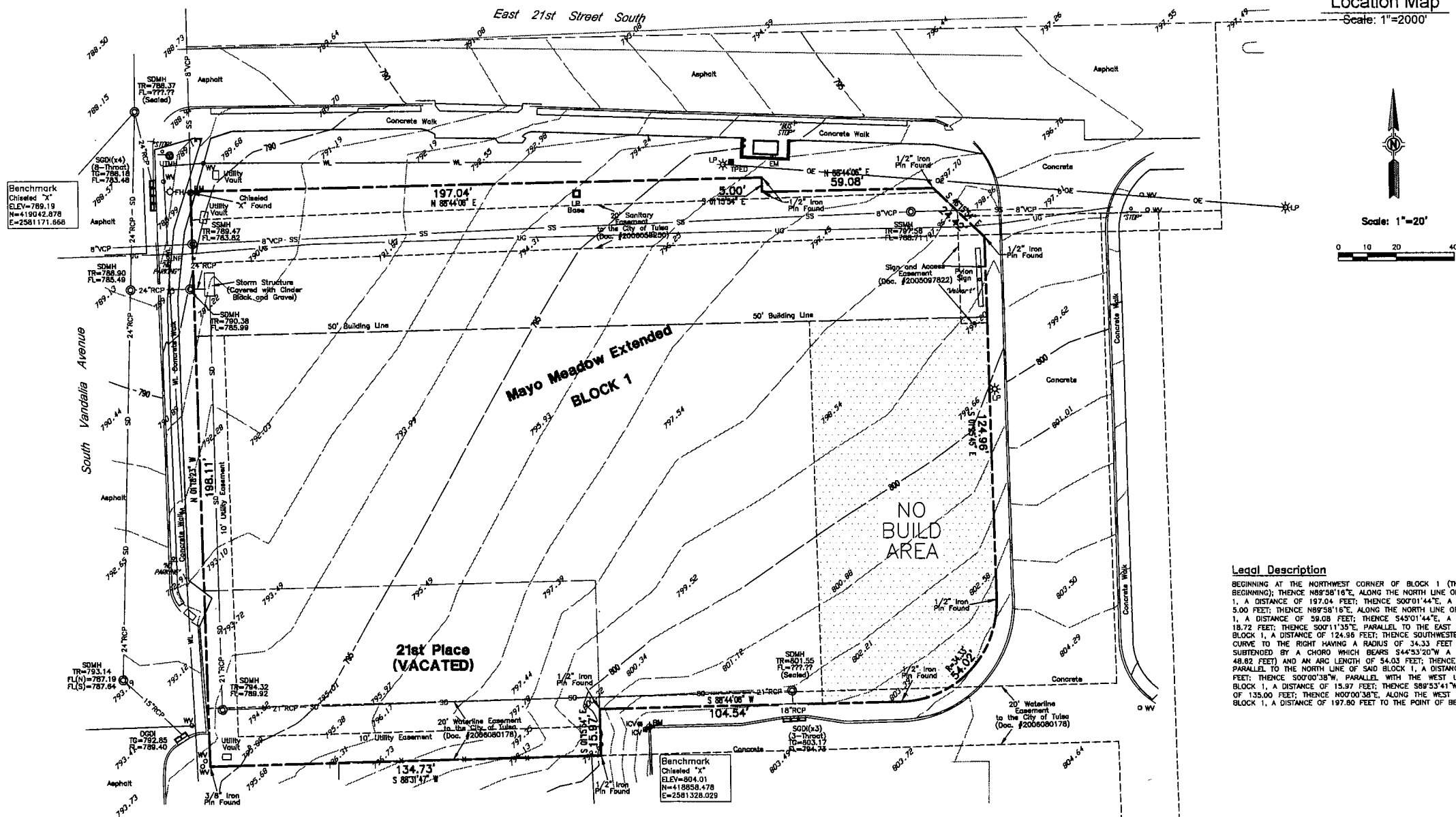
Legend

BM BENCHMARK
DGOI DOUBLE GRATE OROP INLET
EM ELECTRIC METER
FH FIRE HYDRANT
FL FLOW LINE
ICV IRRIGATION CONTROL VALVE
LP LIGHT POLE
OE OVERHEAD ELECTRIC
PP POWER POLE
RCP REINFORCED CONCRETE PIPE
SD STORM DRAIN LINE
SDMH STORM DRAIN MANHOLE
SGOI SINGLE GRATE OROP INLET
SS SANITARY SEWER LINE
SSMH SANITARY SEWER MANHOLE
TP TOP OF GRADE
TPED TELEPHONE PEDESTAL
TR TOP OF RIM
UG UNDERGROUND GAS
UTMH UTILITY MANHOLE
VCP VITRIFIED CLAY PIPE
WL WATER LINE
WM WATER METER
WV WATER VALVE

Benchmark Notes

Chiseled "X"
ELEV=769.19
N=418042.878
E=2581171.668

Chiseled "X"
ELEV=804.01
N=418058.478
E=2581328.029



Legal Description
BEGINNING AT THE NORTHWEST CORNER OF BLOCK 1 (THE POINT OF BEGINNING); THENCE N88°58'16"E, ALONG THE NORTH LINE OF SAID BLOCK 1, A DISTANCE OF 197.04 FEET; THENCE S00°01'44"E, A DISTANCE OF 5.00 FEET; THENCE N89°58'16"E, ALONG THE NORTH LINE OF SAID BLOCK 1, A DISTANCE OF 59.08 FEET; THENCE S45°01'44"E, A DISTANCE OF 18.72 FEET; THENCE S00°11'35"E, PARALLEL TO THE EAST LINE OF SAID BLOCK 1, A DISTANCE OF 124.96 FEET; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 34.33 FEET (SAID CURVE SUBTENDED BY A CHORD WHICH BEARS S44°33'20"W, A DISTANCE OF 48.82 FEET) AND AN ARC LENGTH OF 54.03 FEET; THENCE S88°58'16"W, PARALLEL TO THE NORTH LINE OF SAID BLOCK 1, A DISTANCE OF 104.54 FEET; THENCE S00°00'38"W, PARALLEL WITH THE WEST LINE OF SAID BLOCK 1, A DISTANCE OF 13.97 FEET; THENCE S88°53'41"W, A DISTANCE OF 135.00 FEET; THENCE N00°00'38"E, ALONG THE WEST LINE OF SAID BLOCK 1, A DISTANCE OF 197.80 FEET TO THE POINT OF BEGINNING.

Surveyor's Certification

WE, BENNETT SURVEYING, INC., HEREBY CERTIFY THAT THE TOPOGRAPHICAL INFORMATION HEREON REPRESENTS A SURVEY PERFORMED UNDER OUR DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE.

THIS TOPO SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS, AS ADOPTED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA.

WITNESS MY HAND AND SEAL THIS 20TH DAY OF JUNE, 2023.

Cliff Bennett
CLIFF BENNETT
REGISTERED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1815

wallace
design
collective

wallace design collective, pc
1213 North Main Street, Suite 100
Tulsa, Oklahoma 74103
718.544.5838
cliff@wallacedesigncollective.com
www.wallacedesigncollective.com



7 Brew Coffee

East 21st Street South, Tulsa, Oklahoma

REV	DATE	DESCRIPTION
1	06/21/2023	Easements and Legal Description
2	06/28/2023	Additional Easement
3	REV3DESC	
4	REV4DESC	
5	REV5DESC	

DATE 08/20/2023
PROJECT NO. 2340114.2
SHEET NAME

TOPO
SURVEY
SHEET NO.
S1.0

9.13



CITY OF Tulsa

Board of Adjustment

Case Number: BOA-23570

Hearing Date: 09/12/2023 1:00 PM

Case Report Prepared by:

Austin Chapman

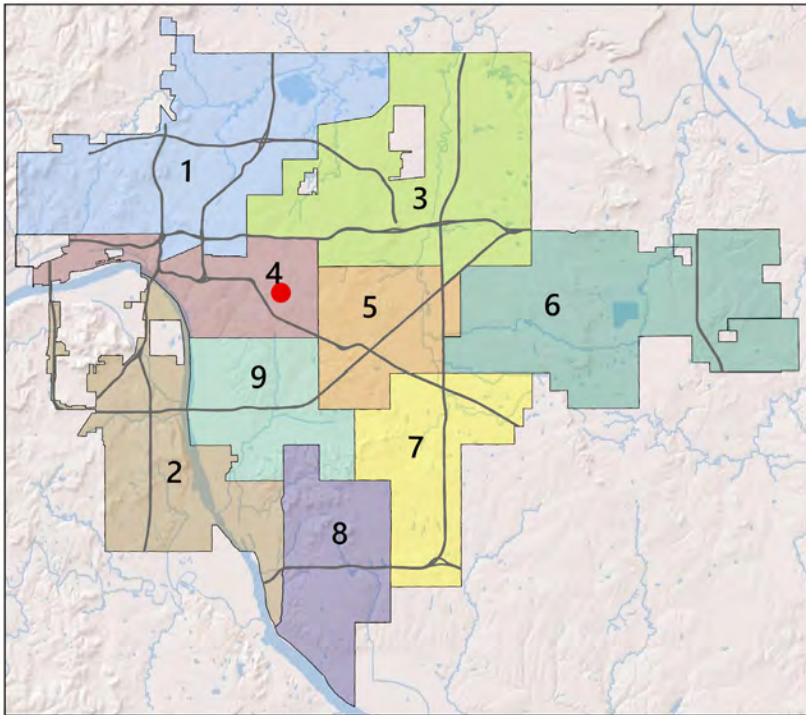
Owner and Applicant Information:

Applicant: Joel Collins

Property Owner: NEAL & COURTNEY SIEX

Action Requested: Variance to allow the floor area of detached accessory buildings to exceed 500 square feet and 40% of the floor area of the principal residential structure (Section 45.030-A,); Variance to permit more than 30% coverage of the rear setback by Detached Accessory Buildings (Sec.90.090-C, Table 90-2)

Location Map:



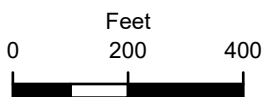
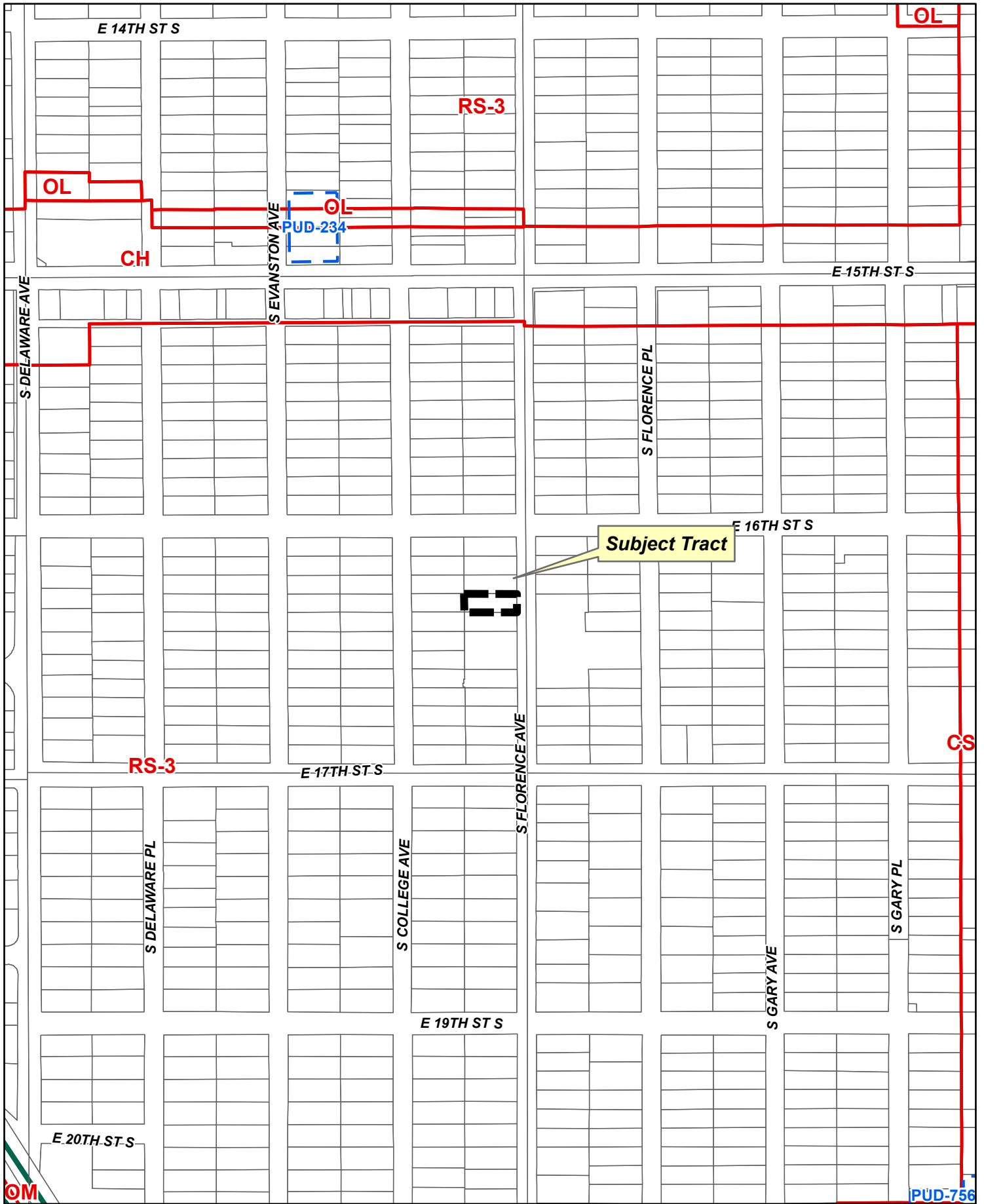
Additional Information:

Present Use: Residential

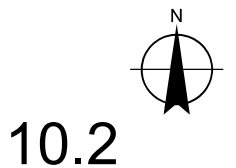
Tract Size: 0.16 acres

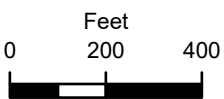
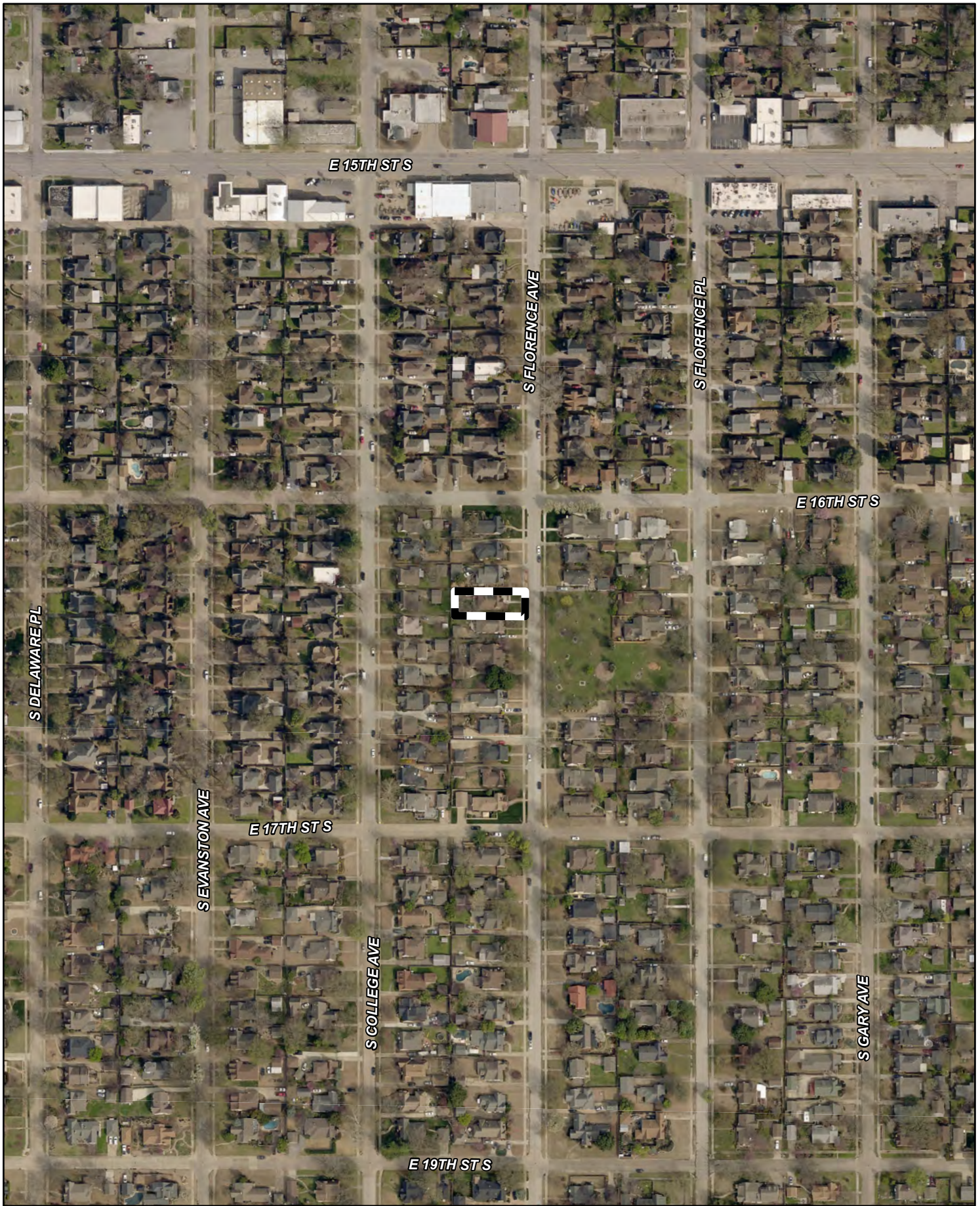
Location: 1616 S. Florence Ave.

Present Zoning: RS-3



BOA-23570



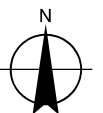


Subject
Tract

BOA-23570

Note: Graphic overlays may not precisely
align with physical features on the ground.

Aerial Photo Date: 2021



10.3



E 16TH ST S

S COLLEGE AVE

S FLORENCE AVE



Feet
0 100 200

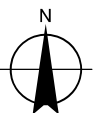


Subject
Tract

BOA-23570

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2021



10.4

**BOARD OF ADJUSTMENT
CASE REPORT**

STR: 9308

Case Number: **BOA-23570**

CD: 4

HEARING DATE: 09/12/2023 1:00 PM

APPLICANT: Joel Collins

ACTION REQUESTED: Variance to allow the floor area of detached accessory buildings to exceed 500 square feet and 40% of the floor area of the principal residential structure (Section 45.030-A,) Variance to permit more than 30% coverage of the rear setback by Detached Accessory Buildings (Sec.90.090-C, Table 90-2)

LOCATION: 1616 S. Florence Ave.

ZONED: RS-3

PRESENT USE: Residential

TRACT SIZE: 7000.12 SQ FT

LEGAL DESCRIPTION: LT 4 BLK 8, AVONDALE ADDN CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

RELEVANT PREVIOUS ACTIONS: None.

RELATIONSHIP TO THE COMPREHENSIVE PLAN: The Tulsa Comprehensive Plan identifies the subject property as part of a "Neighborhood"

Neighborhoods are "Mostly Residential Uses" which includes detached, missing middle, and multi-dwelling unit housing types. Churches, schools, and other low-intensity uses that support residents' daily needs are often acceptable, particularly for properties abutting Multiple Use, Local Center, or Regional Center land use areas. Multi-dwelling unit housing that takes access off of an arterial is considered Multiple Use, Local Center, or Regional Center. If a multi-dwelling unit housing property takes access off of a lower-order street separated from the arterial, then it would be considered Neighborhood.

STATEMENT OF HARSHIP:

1. **That the physical surroundings, shape, or topographic conditions of the subject property would result in unnecessary hardships or practical difficulties for the property owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out:** Current garage depth does not allow for modern car/truck to fit inside.
2. **That the literal enforcement of the subject zoning code provision is not necessary to achieve the provision's intended purpose:** With existing conditions, small lot, garages in rear yard, code sizes create hardship for owner to enclose, protect vehicles and also hardship of no lawn/ yard storage.
3. **That the conditions leading to the need of the requested variance are unique to the subject property and not applicable, generally, to other property within the same zoning classification:**
4. **That the alleged practical difficulty or unnecessary hardship was not created or self-imposed by the current property owner:** Existing when purchased.
5. **That the variance to be granted is the minimum variance that will afford relief:** Yes.
6. **That the variance to be granted will not alter the essential character of the neighborhood in which the subject property is located, nor substantially or permanently impair use or development of adjacent property:** Maintains neighborhood quality and setbacks.

7. **That the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of this zoning code or the comprehensive plan:** No, there are other 2-story accessory structures in the neighborhood: Maintains spirit and also keeps from using a portable shed.

STAFF ANALYSIS: Applicant is requesting a Variance to allow the floor area of detached accessory buildings to exceed 500 square feet and 40% of the floor area of the principal residential structure (Section 45.030-A,) and Variance to permit more than 30% coverage of the rear setback by Detached Accessory Buildings (Sec.90.090-C, Table 90-2):

2. RS-2, RS-3, RS-4, RS-5 and RM Districts

In RS-2, RS-3, RS-4, RS-5, or RM zoned lots used for detached houses or duplexes, the total aggregate floor area of all detached accessory buildings, including accessory dwelling units, and accessory buildings not erected as an integral part of the principal residential building may not exceed 500 square feet or 40% of the floor area of the principal residential structure, whichever is greater. [1]

[1] For detached accessory buildings, including accessory dwelling units, located within rear setbacks see [90.090-C](#).

Table 90-2: Accessory Building, Including Accessory Dwelling Units, Coverage Limits in Rear Setback

Zoning District	Maximum Coverage of Rear Setback
RS-1 and RE Districts	20%
RS-2 District	25%
RS-3, RS-4, RS-5 and RD Districts	30%
RM zoned Lots Used for Detached Houses or Duplexes	30%

Facts staff finds favorable for variance request:

- Addition of an attached garage would no be practical to get the size garage requested.

Facts Staff find unfavorable for the variance request:

- None.

SAMPLE MOTION:

Move to _____ (approve/deny) a Variance to allow the floor area of detached accessory buildings to exceed 500 square feet and 40% of the floor area of the principal residential structure (Section 45.030-A,) Variance to permit more than 30% coverage of the rear setback by Detached Accessory Buildings (Sec.90.090-C, Table 90-2)

- Finding the hardship(s) to be _____.
- Per the Conceptual Plan(s) shown on page(s) _____ of the agenda packet.
- Subject to the following conditions _____.

In granting the **Variance** the Board finds that the following facts, favorable to the property owner, have been established:

- a. That the physical surroundings, shape, or topographical conditions of the subject property would result in unnecessary hardships or practical difficulties for the property owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;*
- b. That literal enforcement of the subject zoning code provision is not necessary to achieve the provision's intended purpose;*

- c. That the conditions leading to the need of the requested variance are unique to the subject property and not applicable, generally, to other property within the same zoning classification;*
- d. That the alleged practical difficulty or unnecessary hardship was not created or self-imposed by the current property owner;*
- e. That the variance to be granted is the minimum variance that will afford relief;*
- f. That the variance to be granted will not alter the essential character of the neighborhood in which the subject property is located, nor substantially or permanently impair use or development of adjacent property; and*
- g. That the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of this zoning code or the comprehensive plan.”*



Subject property

PROJECT
A CUSTOM
DESIGN FOR
THE
SIEX
FAMILY
TULSA
OKLAHOMA

DESIGNER
j. Collins & Associates

SQUARE FOOTAGE
SUMMARY
FIRST FLOOR (FAS)= 1345-S.F.
FIRST FLOOR (FRM)= XXXX-S.F.
TOTAL
LIVABLE AREA= 1345-S.F.
COVERED PORCH = XXXX-S.F.
COVERED PATIO = XXXX-S.F.

EXISTING
GARAGE (FRAME) = 496-S.F.
NEW
GARAGE (FRAME) = 756-S.F.

1-3.01	WALL SECTION
2 A1.01	BUILDING SECTION
2.7 A1.01	INTERIOR ELEVATION
2.9	WALL TYPE
101	ROOM NUMBER
2	DOOR NUMBER
F1	WINDOW NUMBER
10'-0"	CEILING HEIGHT
+ FIN.FLR	FINISH FLOOR
X:12	ROOF PITCH
	CUT WALL
	CUT WALL

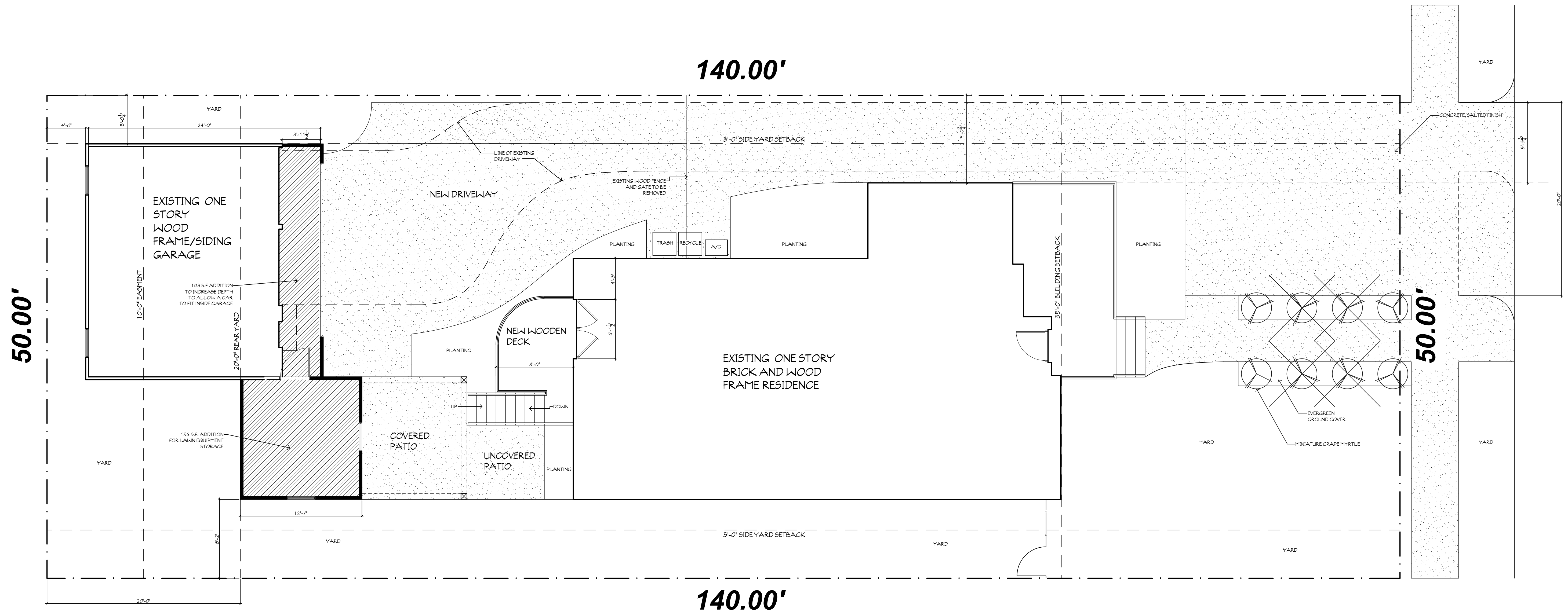
LEGEND	
A.F.F.	ABOVE FINISH FLOOR
C	CENTER LINE
CL	CLOSET
C.J.	CONTROL JOINT
CLNG.	CEILING
DBL. RES.	DOUBLE ROD & SHELF
D.W.	DISH WASHER
EQ.	EQUAL
F.F.	FINISH FLOOR
F.P.	FIRE PLACE
H.W.	HOT WATER
MECH.	MECHANICAL CLOSET
O.H.D.	OVER HEAD DOOR
PDR.	POWDER ROOM
RES.	ROD & SHELF
REF.	REFRIGERATOR
T.O.W.	TOP OF WINDOW

ISSUED FOR
REVIEW

DRAWN BY
J.V.C.
SCALE
3/16"=1'-0"
DATE
06/24/2023
REVISED
08/10/2023
TITLE
FLOOR PLAN & ELEVATIONS
SITE PLAN
PAGE

A1.01

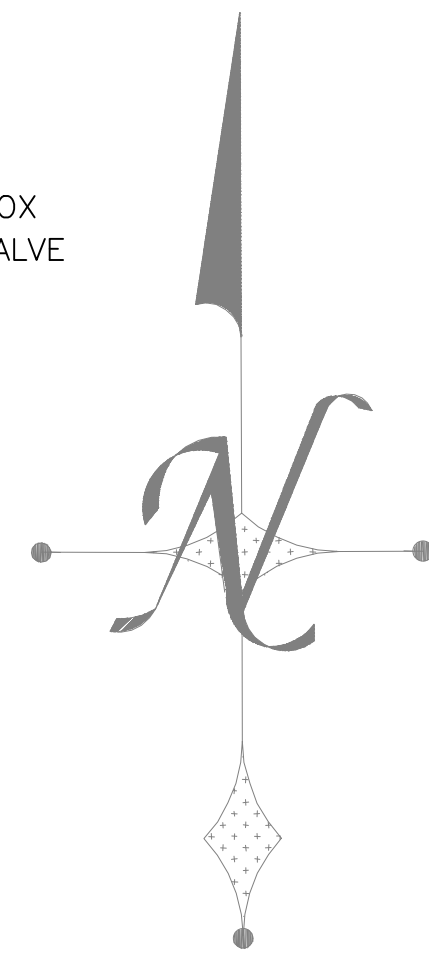
10.8



1 SITE PLAN
SCALE 3/16" = 1'-0"

LEGEND:

○	SEWER MANHOLE	ICB	IRRIGATION CONTROL BOX
●	POWER POLE	ICV	IRRIGATION CONTROL VALVE
★	LIGHT POLE	ACU	AIR CONDITIONER UNIT
⊙	WATER METER	○	CLEAN OUT
⊕	WATER VALVE	M/P	METER POINT
⚡	FIRE HYDRANT	⊠	ROOF DRAIN
⊙	GAS METER	CONC	CONCRETE
⊕	GAS SERVICE	ASPH	ASPHALT
⊕	GAS VALVE	—	FENCE LINE
⊕	TELEPHONE PEDESTAL	—	GUY ANCHOR
TC	TOP OF CURB	—	OVERHEAD UTILITIES
G	GUTTER	—	SANITARY SEWER LINE
TR	TOP OF RIM	—	STORM SEWER LINE
TG	TOP OF GRATE	—	ELECTRIC RECIP
FL	FLOWLINE	—	BENCHMARK
←	DRAINAGE DIRECTION	—	SILT FENCE



NOTES:

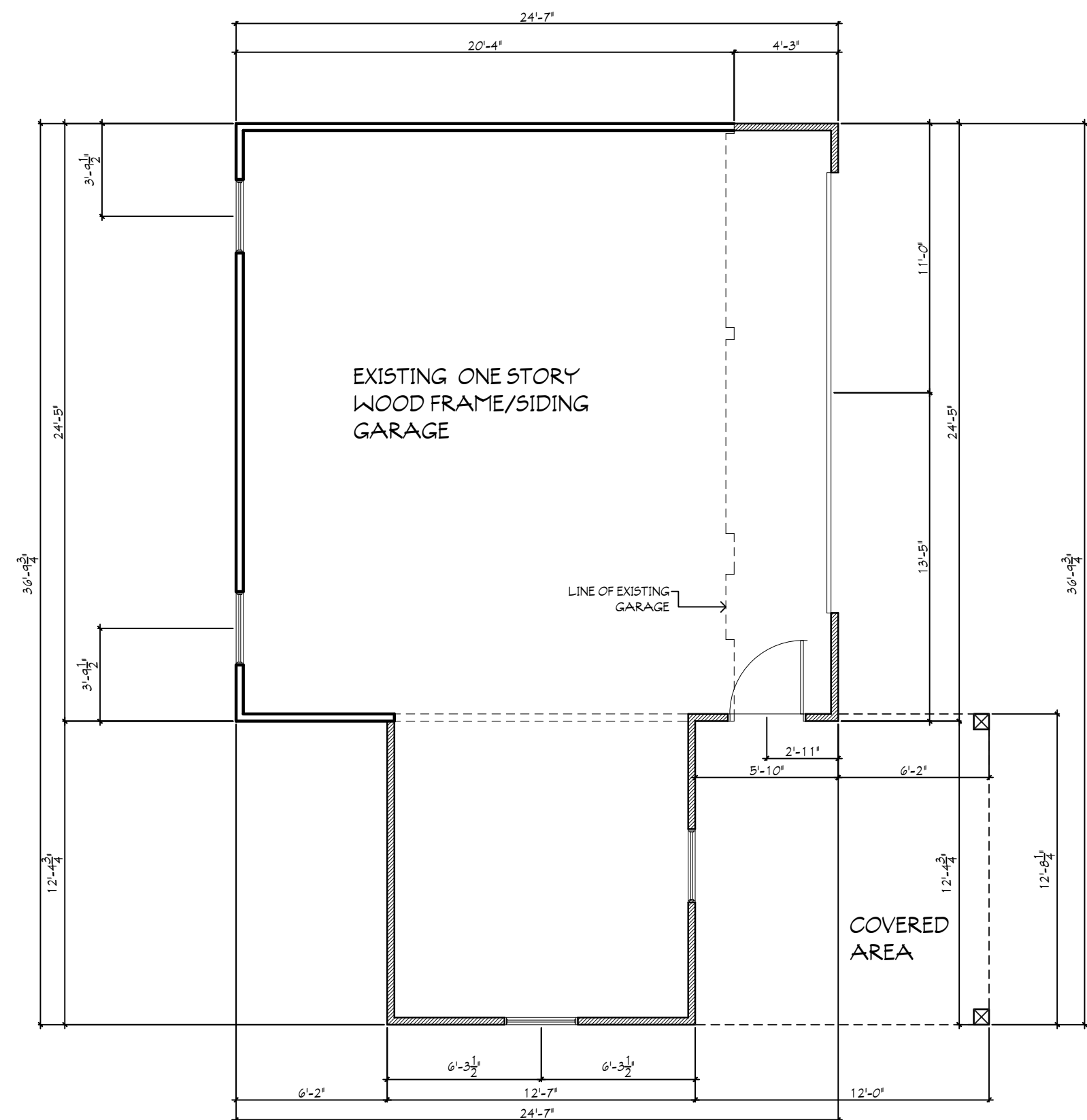
- CONTRACTOR SHALL INSTALL AND MAINTAIN ALL BARRIERS FOR EROSION CONTROL FOR THE DURATION OF THE PROJECT.
- ALL GRADES ADJACENT TO THE STRUCTURE SHALL HAVE A MINIMUM SLOPE AWAY FROM THE STRUCTURE OF 6' PER 10'-0".
- ALL GUTTERS, DOWNSPOUTS, AND SURFACE DRAINS SHALL TIGHTLINE TO STORM DRAIN SYSTEMS. ALL DRAINING ONTO DECK AND/OR PATIOS SHALL BE DIRECTED TO SUB-SURFACE SYSTEMS.
- NEW CONSTRUCTION SHALL NOT CAUSE ANY ADDITIONAL RUNOFF ONTO ADJACENT PROPERTIES.
- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS.
- CONTRACTOR SHALL COORDINATE WITH OWNER ON PRESERVATION OR REMOVAL OF ANY AND ALL EXISTING TREES AND LANDSCAPING MATERIALS.
- EXACT LOCATION OF HOUSE IS APPROXIMATE. CONTRACTOR SHALL VERIFY EXACT COORDINATES WITH OWNER.
- CENTERLINE AND EDGE OF ROAD FOR CURB CUTS TO BE FIELD VERIFIED.

LEGAL DESCRIPTION:

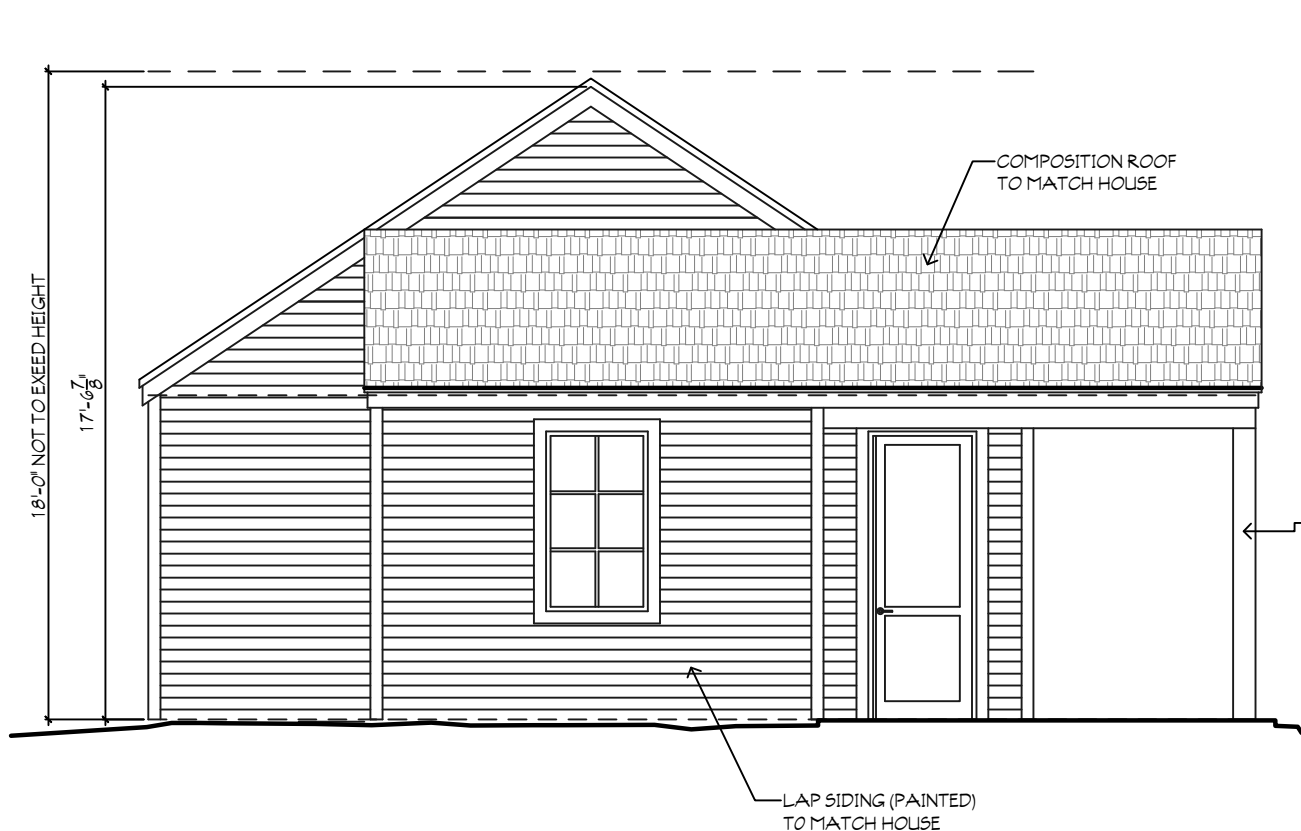
LOT FOUR (4), BLOCK EIGHT (8), AVONDALE ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF

STREET ADDRESS:

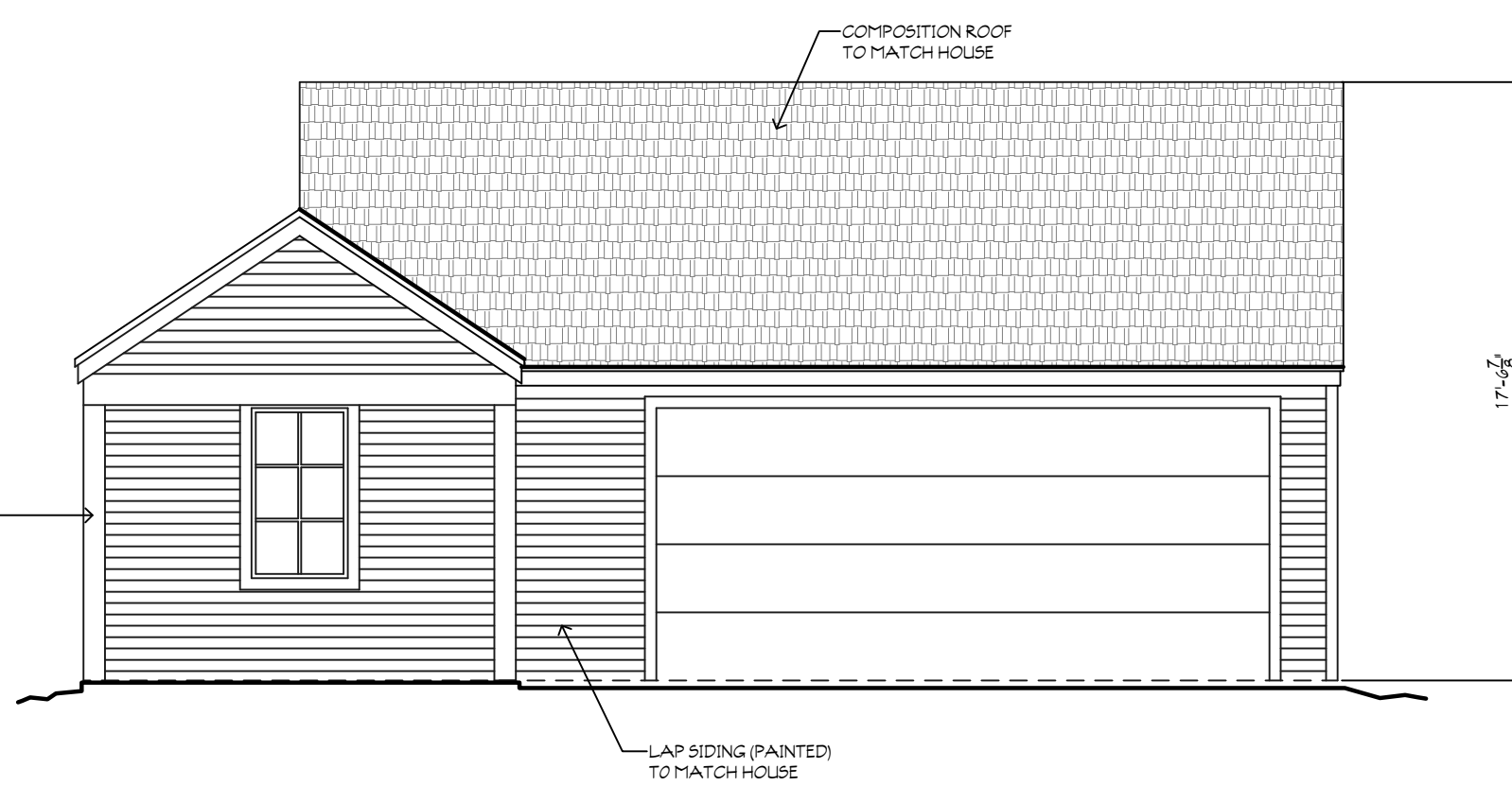
1616 S. FLORENCE AVE.
TULSA, OKLAHOMA 74104



1 FIRST FLOOR PLAN
SCALE 3/16" = 1'-0"



1 LEFT ELEVATION
SCALE 3/16" = 1'-0"



1 FRONT ELEVATION
SCALE 3/16" = 1'-0"